

Clare Golnick
FX-6: Personal Privacy



May 21, 2012

Keith Olinger, SFD-7-5
U.S. Environmental Protection Agency, Region IX
Superfund Division
75 Hawthorne Street
San Francisco, CA 94105

RE: 104(c) Request for Information Related to Omega Corporation Superfund Site;
Real Property Located at 9636 Ann Street, Santa Fe Springs, CA

Dear Mr. Olinger:

Pursuant to our exchange of emails regarding the "104(c) Request for Information Related to Omega Chemical Corporation Superfund Site; Real Property Located at 9636 Ann Street, Santa Fe Springs, CA" directed to Michael Evans, President of Associated Plating Company, Inc., I submit the enclosed response on behalf of APC Investment Company and the former shareholders of Associated Plating Company.

Included in my response are answers to questions regarding the organization and ownership of Associated Plating Company, APC Investment Company and the subject real property; as well as the relationships to Associated Plating Company, Inc., the current operator at the subject property.

I have also included a copy of the soils investigation report of URS dated April 19, 2002. This report is not in digital format and Mr. Evans did not want to part with his copy of the report. If possible, I would like to have this report returned to me upon conclusion of this matter.

Mr. Evans will separately provide a response to questions that relate to the ownership and management of Associated Plating Company, Inc.. He will also provide copies of the reports of soil and ground water investigations and proposed remedial action that have been generated pursuant to a "Corrective Action Consent Agreement" with California DTSC, including the investigations completed prior to the consent agreement. Most of the material provided by Mr. Evans will be in digital format.

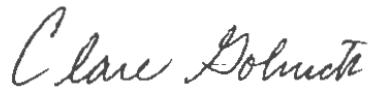
Additional testing is scheduled at the subject property. Mr. Evans will provide EPA with a copy of reports prepared following that work.

As we have discussed, these two responses do not answer all of the specific questions in the information request. However, the investigation reports should be the best available data to

determine whether the operations at the subject property have contributed to the Omega contamination plume.

If, after review of the information submitted, EPA requires additional documentation or information, please let us know and we will do our best to respond to the request. We prefer that such requests not be in the form of a letter threatening legal action.

Sincerely,

A handwritten signature in cursive script that reads "Clare Golnick". The signature is written in black ink and is positioned above the printed name.

Clare Golnick

Response to information Request

Of the US Environmental Protection Agency

Re: Real Property located at 9636 Ann Street, Santa Fe Springs, CA

1. This response has been prepared by Clare Golnick on behalf of Associated Plating Company, a California Corporation ("APC") that operated an electroplating business at the subject property from late 1978 to November 15, 1999; the former shareholders of Associated Plating Company; and APC Investment Company, a California corporation ("APCIC") that currently owns the subject property.

Clare Stanley Golnick

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Clare Golnick was a CPA and Attorney, licensed in the states of California and Nevada. He served as a director and corporate treasurer of APC for most, if not all of the period from January 1, 1978 through August 3, 2000. He was never a full or part time employee of APC. He reviewed the internal quarterly financial statements, prepared annual financial statements and tax returns, and performed corporate legal work related to financial matters and organizational structure on a fee for service basis. He did not participate in the daily operations of the business.

Clare Golnick has been a director of APCIC since its incorporation on January 9, 1990. He served as Secretary/Treasurer until June, 1994. From June 1994 to the present he has served as President of the corporation.

APC was liquidated and dissolved on or about August 3, 2000. Most of the corporate and other records of APC have been discarded or destroyed. Records in the possession of Clare Golnick include copies of financial statements, documents related to the sale of all of its operating assets to Associated Plating Acquisition Corp., dissolution documents and documents related to de minimis settlements with EPA for the Operating Industries Inc. and Casmalia landfills.

2. Associated Plating Company, a California corporation. (APC)

APC was a corporation organized under the laws of California on July 25, 1952. A copy of the Articles of Incorporation is submitted as "**Document 2-1**".

At an unknown time, Alan Baker and Roger Sundmark acquired FX-6: Personal Privacy a California corporation (RPW). Each corporation owned real estate near central Los Angeles on which an electroplating business was operated. They hired Stanley A Golnick to manage each of the businesses. Over a period of years, Stanley Golnick received an ownership interest in each of the corporations as part of his compensation. Documents related to these transactions are not available.

In April 1977, a fire destroyed the Los Angeles plant of APC. From April, 1977 until some time in

1978, the operations of both APC and RPW were conducted at the RPW property in Los Angeles.

Shortly after the fire, APC and RPW redeemed the shares of Alan Baker and Roger Sundmark in each corporation. [REDACTED] **FX-6: Personal Privacy** [REDACTED]

[REDACTED] Documents reflecting these transactions are not available.

SAG Plating, Inc. ("SAG") was formed in late 1977 or 1978 as [REDACTED] **FX-4: CBI/Trade Secret** subsidiary of APC, for the purpose of operating the business of APC at a new location. The shares of RPW were contributed to the capital of APC, and it also [REDACTED] **FX-6: Personal Privacy** [REDACTED]

[REDACTED] SAG and RPW were wholly owned subsidiaries of APC. Corporate documents for SAG Plating Inc. are not available.

On December 12, 1977, Stanley A. and Margaret E. Golnick, their three adult children, and their respective spouses purchased an improved parcel of real estate at 9636 Ann Street, Santa Fe Springs, California. (This is a portion of the subject property, as explained below in the response to question 8). The property was leased to SAG for a thirty year period from December 15, 1977 through November 30, 2007. The lessee is described as "SAG Plating Inc. dba Associated Plating Company". A record of a fictitious name filing, if there was one, is not available.

At the time of the real estate purchase, the building was approximately 5 years old and was occupied by DYN Electronics, Inc, a company engaged in the warehousing and distribution of electrical products. It is believed that DYN Electronics was the only prior occupant of the subject property following its creation by division of a larger parcel and the building of the existing structure.

SAG began plating operations at the site some time in the last half of 1978.

In July, 1982 SAG and RPW were merged into APC. A copy of the "Certificate of Ownership" whereby SAG and RPW were merged into APC is submitted as **"Document 2-2"**.

Several months later, in November, 1982 the operating assets and business of RPW were sold to an employee. The real property of RPW was sold to an unrelated party.

APC operated the electroplating business at the subject property in its corporate name until November 15, 1999. On that date all of the operating assets of APC were sold to Associated Plating Acquisition Corp., a Delaware corporation. A copy of an "Index for Associated Plating Company Asset Purchase Agreement Closing binder" and the "Asset Purchase Agreement" are submitted as **"Document 2-3"**. Additional documents identified in the Index will be provided upon request.

Associated Plating Acquisition Corporation is the predecessor to Associated Plating Company, Inc. ("APCI"), the current operator at the subject property. Information about the history of Associated Plating Acquisition Corporation and APCI will be provided by representatives of APCI. In this response both of these corporations are referred to as APCI.

FX-6: Personal Privacy

After all of the receivables had been collected, known liabilities paid and tax returns filed, APC was dissolved and all of its remaining assets were distributed to the shareholders. A copy of the the Certificate of Dissolution of Associated Plating Company is submitted as **"Document 2-4"**

Subsequent to the dissolution of APC, the former shareholders have participated in the de minimis settlement with the United States Environmental Protection Agency for the Operating Industries Inc Landfill Superfund Site **FX-4: CBI/Trade Secret** and has reimbursed the Associated Plating Company Inc. for APC's share of the de minimis settlement for the Casmalia Disposal Site **FX-4: CBI/Trade Secret**

The former shareholders have also accepted primary financial responsibility for the investigation and remediation of the subject real property pursuant to a "Corrective Action Consent Agreement" entered into by APCI with the California DTSC on January 5, 2004. Through April, 2012, more than \$450,000 of costs had been incurred. Consultants retained by APCI and the former shareholders of APC have so far been unsuccessful in attempts to devise a plan of remediation that DTSC is willing to approve.

3. There is no corporate affiliation between APCI and APC. Refer to **"Document 2-4"**

As noted above, only a limited portion of the business records of APC are available. See the response Question 1. The business records that exist are in the possession of Clare Golnick at his residence in Aurora, Colorado.

4. - 6. This information will be provided by the representatives of APCI.

7. There has never been any corporate affiliation between APCI and APCIC. Neither APCI or any of its shareholders, officers or directors have ever had any ownership interest in APCIC. APCIC is a California corporation that owns the subject real property. Substantially all of the business records of APCIC are in the possession of Clare Golnick. APCIC has no employees. Accounting and other matters are handled by Clare Golnick on a fee for service basis. Details regarding APCIC are included in the response to Question 8.

8. As noted in the response to Question 2, a portion of the subject real property was acquired by Stanley A. Golnick and Margaret E. Golnick, their adult children and their respective spouses on December 12, 1977. A copy of the decd is submitted as **"Document 8-1"**. This acquisition included approximately half of the land and that is now part of the subject real property and the existing building.

The property was then leased by the Golnick family to SAG. A copy of the lease is attached as **"Document 8-2"**.

On or about December 30, 1982, a portion of an adjacent parcel of real property was acquired and added to the original real estate. The property acquired was an undeveloped portion of property located at 9515 Sorenson Avenue.

The property was acquired by the recording of a Parcel Map that showed the revised boundaries of the adjacent parcels and the recording of a deed. Parcel Map 15184 was recorded on September 17, 1982 at Book 155, page 90 of the official records of the Los Angeles County Recorder. A copy of the parcel

map is submitted as ***“Document 8-3”*** A deed was then recorded conveying all of the seller's interest in “Parcel 1” (as shown on the parcel map) to Stanley A Golnick and family. A copy of the recorded deed could not be located, but would be available from the Los Angeles County Recorder's office. An unsigned copy of the deed is submitted as ***“Document 8-4”*** . A copy of an agreement related to an encumbrance that was secured by the acquired property is submitted a ***“Document 8-5”***.

Following the purchase of the additional property, the lease between the Golnick Family and SAG was amended to include the additional property. An unsigned copy of the Amendment to Lease is submitted as ***“Document 8-6”***.

In March, 1990, Mary E. Golnick conveyed her interest in the subject property to her former spouse, Darrell K. Golnick pursuant to agreement related to a divorce. A copy of the Inter spousal Transfer Deed is submitted as ***“Document 8-7”***.

The divorce proceedings had raised the threat of a forced partition of the property. The Golnick family then transferred the real estate to APCIC to avoid the risk of a forced partition, should any other co-owner become involved in a marital dispute. APCIC was formed for the sole purpose of holding title to the subject real property.

A copy of the deed conveying the subject property from the Golnick family to APCIC is submitted as ***Document 8-8”***.

9. As noted in the response to question 8, the subject property was leased by the Golnick family to SAG from 1978 until November 15, 1999. On November 15, 1999, APCIC leased the subject property to APCI. A copy of the lease is submitted as ***“Document 9-1”***. The lease has subsequently been modified and extended to November 30, 2015. A copy of the Lease Modification is submitted as ***“Document 9-2”***.

Document 2-1

Articles of Incorporation of Associated Plating Company

FILED

in the Office of the Secretary of State
of the State of California

JUL 25 1957

ARTICLES OF INCORPORATION

FRANK M. JORDAN, Secretary of State

OF

By *Edgar*

Deputy

ASSOCIATED PLATING COMPANY

KNOW ALL MEN BY THESE PRESENTS:

That we this day have associated ourselves together for the purpose of forming a corporation under the laws of the State of California;

And we hereby certify that:

FIRST: The name of this corporation shall be:

ASSOCIATED PLATING COMPANY

SECOND: The purposes for which said corporation is formed are:

(a) The electro-plating of metals, plastics, and other materials, and all things incidentals to the electro-plating business which is the primary business in which the corporation intends initially to engage.

(b) To buy, sell, trade, lease, exchange and acquire property, both real and personal, improved and unimproved, to erect, build and construct dwellings, homes, residences, apartment houses, stores, factories and buildings of any and every kind and description, to engage generally in the business of contracting and construction work and improving of real property generally.

(c) To manufacture, export, import, buy, sell and generally deal in goods, wares, merchandise and property of every class and description, to purchase, lease or otherwise acquire all kinds of personal property which the corporation may deem necessary or convenient for the purpose of its business.

(d) To purchase, lease or otherwise acquire real estate, improved unimproved, without limit as to amount, in any state or territory of the United States or foreign countries, to construct and maintain warehouses, factories, shipping stations, receiving stations and storage plants for and in connection with the purposes

1 above mentioned.

2 (g) To acquire, by purchase or otherwise, shares of capi-
3 tal stock and bonds of its own and of other corporations, debentures and other securities, to exchange the shares of the capital
4 stock of this corporation, or any part thereof, for shares of the
5 capital stock or bonds of other corporations, or for real or personal
6 property of any kind, to borrow money and to hypothecate or
7 pledge any personal property of the corporation, including bonds
8 or stock of its own issue as security therefor, to create and issue
9 bonds of the corporation and to make, give and execute trust deeds
10 or mortgages covering any or all real or personal property of the
11 corporation to secure such bonds issued, to lend money with or
12 without security and to invest the funds of the corporation in any
13 character of investment deemed proper by the Board of Directors.

14 (f) To act as agent, factor or broker in the purchase or
15 sale, for commission or otherwise, in any and all property or properties as heretofore set forth.

16 (g) To acquire patent rights, licenses, privileges, inventions, trademarks, trade names and pending applications there-
17 for, relating or useful in connection with any of the business of
18 the corporation.

19 (h) To sell any real or personal property of the corporation
20 at any time and to divide the proceeds among the stockholders,
21 or to divide any real or personal property of the corporation
22 among the stockholders, in proportion to their respective holdings.

23 (i) To carry on a general mercantile business of every
24 kind, character and description, both wholesale and retail, and to
25 operate retail stores and to buy, sell, exchange, barter in goods,
26 wares and merchandise of every kind, character and description and
27 for the purpose thereof do any and all things convenient with the
28 carrying on of said business.

29 (j) To transact or perform any other business in connec-
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1 tion with, or in furtherance of the object and purposes aforesaid,
2 which to the Board of Directors may seem proper, to all intents and
3 purposes, and to the same extent as fully as an individual would
4 have such right and power.

5 (k) The foregoing clauses shall be construed as objects
6 and powers but no recitation, expression or declaration of specific
7 or special powers or purposes herein enumerated shall be deemed
8 to be exclusive but it is hereby expressly declared that all other
9 lawful powers now inconsistent therewith are hereby included.

10 THIRD: That the principal office of the transaction of
11 the business of said corporation is to be located in the County of
12 Los Angeles, State of California.

13 FOURTH: That the number of directors of said corporation
14 is three(3) and that the names and addresses of those who were
15 appointed for the first year, and until the election and qualifica-
16 tion of their successors, are as follows, to wit:

17 LESLIE E. HEENE

10969 South Spring Street
Los Angeles, California

18 ANTHONY STABILE

540 West 111th Place
Los Angeles, California

19 HARRELL W. SMITH

542 West 105th Place
Los Angeles, California

21 FIFTH: That the number of directors of this corporation
22 may be changed in the manner prescribed by law, either by an amend-
23 ment to the Articles of Incorporation, or the adoption of a by-law
24 so to do.

25 SIXTH: That the total number of shares authorized to be
26 issued is Two Thousand Five Hundred (2,500) and the aggregate value
27 of said shares is Twenty-Five Thousand (\$25,000.00) Dollars; that
28 the par value of each share shall be Ten (\$10.00) Dollars.

29 SEVENTH: That there have been no subscriptions to the share
30 of this corporation.

31 IN WITNESS WHEREOF, we have hereunto set our hands this
32

1 23 day of July , 1952.

Anthony Stabile
Leslie E. Heene
Harrell W. Smith

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8 STATE OF CALIFORNIA
9 COUNTY OF LOS ANGELES } ss

10 On July 23, 1952, before me, a Notary Public in and
11 for said County and State, personally appeared Anthony Stabile,
12 Leslie E. Heene and Harrell W. Smith, known to me to be the
13 persons whose names are subscribed to the foregoing Articles
14 of Incorporation, and acknowledged to me that they executed
15 the same.

16
17 Emmanuel Lantz
18 Notary Public
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Document 2-2

Certificate of Ownership

(Merger of SAG Plating, Inc. & Royal Plating Works into Associated Plating Company)

A252008

FILED

In the office of the Secretary of State
of the State of California

JUL 28 1982

MAURICE FONG EU, Secretary of State

CERTIFICATE OF OWNERSHIP

265214 SURV
STANLEY A. COLNICK and CLARE GOLNICK certify that:

1. They are the President and Secretary, respectively, of ASSOCIATED PLATING COMPANY, a California corporation.

2. This corporation owns all the outstanding shares of ROYAL PLATING WORKS, a California corporation, and SAG PLATING, INC., a California corporation.

3. The Board of Directors of this corporation duly adopted the following resolution:

RESOLVED, that this corporation merge ROYAL PLATING WORKS and SAG PLATING, INC., its wholly-owned subsidiary corporations, into itself and assume all its obligations pursuant to Section 1110 of the California Corporations Code.

Stanley A. Colnick
STANLEY A. COLNICK, President

Clare Golnick
CLARE GOLNICK, Secretary

The undersigned declare under penalty of perjury that the matters set forth in the foregoing certificate are true of their own knowledge. Executed at Santa Fe Springs, California on June 30, 1982.

Stanley A. Colnick
STANLEY A. COLNICK

Clare Golnick
CLARE GOLNICK



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Document 2-3

Asset Purchase Agreement

(Purchase of assets of Associated Plating Company by Associated Plating Acquisition Corporation)

INDEX FOR ASSOCIATED PLATING COMPANY ASSET PURCHASE
AGREEMENT CLOSING BINDER

FX-4: CBI/Trade Secret



FX-4: CBI/Trade Secret

FX-4: CBI/Trade Secret

FX-4: CBI/Trade Secret

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FX-4: CBI/Trade Secret

FX-4: CBI/Trade Secret

State of California

SECRETARY OF STATE



I, *BILL JONES*, Secretary of State of the State of California, hereby certify:

That the attached transcript of 1 page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.



IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

AUG 28 2000

Bill Jones

Secretary of State

00627688

CERTIFICATE OF DISSOLUTION

of

ASSOCIATED PLATING COMPANY

ENDORSED - FILED
in the office of the Secretary of State
of the State of California

AUG - 3 2000

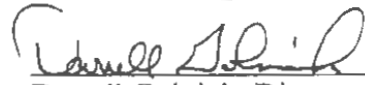
BILL JONES, Secretary of State

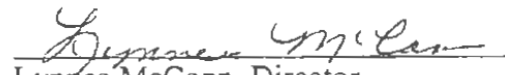
The undersigned certify that:

1. They constitute a majority of the directors now in office of Associated Plating Company, a California Corporation.
2. The corporation has been completely wound up.
3. The corporation's known debts and liabilities have been actually paid.
4. The known assets have been distributed to the persons entitled thereto.
5. A person or corporation assumes the tax liability, if any, of the dissolving corporation as security for the issuance of a Tax Clearance Certificate from the Franchise Tax Board and is responsible for additional corporate taxes, if any, that are assessed and that become due after the date of the assumption of the tax liability.
6. The election to dissolve was made by the vote of all the outstanding shares.
7. The corporation is dissolved.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

DATE: August 1, 2000


Darrell Golnick, Director


Lynnea McCann, Director


Clare Golnick, Director



Document 8-1

Grant Deed

(Purchase of 9636 Ann Street by Golnick Family)

RECORDING REQUESTED BY
TITLE INSURANCE AND TRUST COMPANY

77-1362623

AND WHEN RECORDED MAIL TO

STANLEY A. GOINICK et al
787 East 15th Street
Los Angeles, California 90021

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

DEC 12 1977 AT 8 A.M.

Recorder's Office

MAIL TAX STATEMENTS TO

"SAME AS ABOVE"

FEE \$7 T
5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A. P. N.

TD-923 CA (12-74)

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 308.00

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: (X) City of Santa Fe Springs, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

FOR NAMES OF GRANTORS, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

hereby GRANT(S) to

FOR NAMES OF GRANTEE(S), SEE EXHIBIT "C" ATTACHED HERETO AND MADE A PART HEREOF

the following described real property in the City of Santa Fe Springs
County of Los Angeles, State of California:

AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION ATTACHED HERETO AND MADE A PART
HEREOF MARKED EXHIBIT "B"

*Original in Safe
1/16/77*

Dated November 1, 1977

FLORIDA
STATE OF ~~FLORIDA~~
COUNTY OF DADE

} SS.

On DECEMBER 1, 1977 before me, the under-
signed, a Notary Public in and for said State, personally appeared
Charles Dascal

Charles Dascal Trustee
CHARLES DASCAL, as Trustee

Barry J. Hoffman Trustee
BARRY J. HOFFMAN, as Trustee

Salomon Yonan Trustee
SALOMON YONAN, as Trustee

known to me
to be the person whose name is subscribed to the within
instrument and acknowledged that he executed the same.
WITNESS my hand and official seal.

Signature

Juan P. Lormiet
My Commission Expires December 2, 1979

(This area for official notaries use)

Title Order No. 7643280

Escrow at Juan No. 75 76 436-WMinh

EXHIBIT "A"

GRANTORS:

CHARLES DASCAL AND LARRY J. HOFFMAN, AS TRUSTEES OF THE INGRID YUKEN TRUST UNDER AGREEMENT DATED DECEMBER 30, 1976, AN UNDIVIDED ONE-FOURTH INTEREST, AS TENANTS IN COMMON,

SALOMON YUKEN AND LARRY J. HOFFMAN, AS TRUSTEES OF THE JACQUELINE DASCAL TRUST UNDER AGREEMENT DATED DECEMBER 30, 1976, AN UNDIVIDED ONE-SIXTH INTEREST, AS TENANTS IN COMMON,

SALOMON YUKEN AND LARRY J. HOFFMAN, AS TRUSTEES OF THE ELIZABETH JOY DASCAL TRUST UNDER AGREEMENT DATED DECEMBER 30, 1976, AN UNDIVIDED ONE-SIXTH INTEREST, AS TENANTS IN COMMON,

CHARLES DASCAL AND LARRY J. HOFFMAN, AS TRUSTEES OF THE JAIME YUKEN TRUST UNDER AGREEMENT DATED DECEMBER 30, 1976, AN UNDIVIDED ONE-FOURTH INTEREST, AS TENANTS IN COMMON,

SALOMON YUKEN AND LARRY J. HOFFMAN, AS TRUSTEES OF THE KARLA JOY DASCAL TRUST UNDER AGREEMENT DATED DECEMBER 30, 1976, AN UNDIVIDED ONE-SIXTH INTEREST, AS TENANTS IN COMMON.

77-1362623

Signature

Susan P. Lounsbury
My Commission Expires December 2, 1979



EXHIBIT "B"

PARCEL A:

PARCEL 2, IN THE CITY OF SANTA FE SPRINGS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 2086, FILED IN BOOK 30 PAGE 9 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL KINDS OF CRUDE OIL, ASPHALTUM, NAPHTHA, TAR, GAS AND ANY AND ALL OTHER HYDROCARBON SUBSTANCES IN, UPON AND UNDER SAID LAND, TOGETHER WITH THE RIGHT TO DRILL FOR AND OTHERWISE OBTAIN, TAKE AND REMOVE THE SAME THEREFROM, AS RESERVED BY THOMAS L. SANCHEZ AND FELIPA SANCHEZ, HIS WIFE, IN DEED RECORDED IN BOOK 1858 PAGE 317, OFFICIAL RECORDS OF SAID COUNTY.

THE ABOVE PARTIES SHALL NOT HAVE THE RIGHT OF SURFACE ENTRY WITHOUT THE WRITTEN CONSENT OF THE GRANTEE OF SAID DEED, ITS SUCCESSORS AND ASSIGNS FIRST OBTAINED.

PARCEL B:

AN EASEMENT OVER THE SOUTHWESTERLY 12 FEET OF PARCEL 1, IN THE CITY OF SANTA FE SPRINGS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 2086, FILED IN BOOK 30 IN BOOK 9 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, FOR INGRESS, EGRESS AND DRAINAGE PURPOSES.

77-1362623

signature

Juan P. Lamiel
My Commission Expires December 2, 1979



EXHIBIT "C"

GRANTEES:

STANLEY A. GOLNICK AND MARGARET E. GOLNICK, HUSBAND AND WIFE, AS TO AN UNDIVIDED ONE-HALF INTEREST AND GORDON E. McCANN AND LYNNEA R. McCANN, HUSBAND AND WIFE, DARRELL K. GOLNICK AND MARY E. GOLNICK, HUSBAND AND WIFE, AND CLARE S. GOLNICK AND CHERYL A. GOLNICK, HUSBAND AND WIFE, AS TO AN UNDIVIDED ONE-HALF INTEREST.

'77-1362623

Signature Susan P. Louniel
My Commission Expires: Nov. 2 1979



Document 8-2

Lease of 9636 Ann Street to SAG Plating Inc.

(by Golnick Family)

Standard Industrial Lease

AMERICAN INDUSTRIAL REAL ESTATE ASSOCIATION



1. Parties. This Lease, dated, for reference purposes only, November 26, 19 77, is made by and between Stanley A. Golnick, Margaret E. Golnick, Darrell K. Golnick, Mary E. Golnick, Gordon E. McCann, Lynnea R. Golnick, Clare S. Golnick and Cheryl A. Golnick, (herein called "Lessor") and

S A G Plating, Inc. dba Associated Plating Co. (herein called "Lessee").

2. Premises. Lessor hereby leases to Lessee and Lessee leases from Lessor for the term, at the rental, and upon all of the conditions set forth herein, that certain real property situated in the County of Los Angeles State of California, commonly known as 9636 Ann Street, Santa Fe Springs, California

and described as see Exhibit "B" attached hereto

Said real property including the land and all improvements thereon, is herein called "the Premises".

3. Term.

3.1 Term. The term of this Lease shall be for thirty (30) years commencing on December 15, 1977 and ending on November 30, 2007 unless sooner terminated pursuant to any provision hereof.

3.2 Delay in Commencement. Notwithstanding said commencement date, if for any reason Lessor cannot deliver possession of the Premises to Lessee on said date, Lessor shall not be subject to any liability therefor, nor shall such failure affect the validity of this Lease or the obligations of Lessee hereunder or extend the term hereof, but in such case Lessee shall not be obligated to pay rent until possession of the Premises is tendered to Lessee; provided, however, that if Lessor shall not have delivered possession of the Premises within sixty (60) days from said commencement date, Lessee may, at Lessee's option, by notice in writing to Lessor within ten (10) days thereafter, cancel this Lease, in which event the parties shall be discharged from all obligations hereunder. If Lessee occupies the Premises prior to said commencement date, such occupancy shall be subject to all provisions hereof, such occupancy shall not advance the termination date, and Lessee shall pay rent for such period at the initial monthly rates set forth below.

4. Rent; Net Lease.

4.1 Rent. Lessee shall pay to Lessor as rent for the Premises for the first five (5) years of the term hereof, one hundred, fifty-three thousand (\$ 153,000.00), payable in equal monthly installments of \$ 2,550.00 ^{15th} in advance, on the 15th day of each month of the first five (5) years of the term hereof. Rent for each successive five (5) year period shall be in the amount as determined in Exhibit "A" attached hereto and shall be payable in sixty (60) equal monthly installments.

Rent for any period during the term hereof which is for less than one month shall be a pro rata portion of the monthly installment. Rent shall be payable in lawful money of the United States to Lessor at the address stated herein or to such other persons or at such other places as Lessor may designate in writing.

4.2 Additional Rent. This Lease is what is commonly called a "net lease", it being understood that Lessor shall receive the rent set forth in Paragraph 4.1 free and clear of any and all other impositions, taxes, liens, charges or expenses of any nature whatsoever in connection with the ownership and operation of the Premises. In addition to the rent reserved by Paragraph 4.1, Lessee shall pay to the parties respectively entitled thereto all impositions, insurance premiums, operating charges, maintenance charges, construction costs, and any other charges, costs and expenses which arise or may be contemplated under any provisions of this Lease during the term hereof. All of such charges, costs and expenses shall constitute additional rent, and upon the failure of Lessee to pay any of such costs, charges or expenses, Lessor shall have the same rights and remedies as otherwise provided in this Lease for the failure of Lessee to pay rent. It is the intention of the parties hereto that this Lease shall not be terminable for any reason by the Lessee, and that Lessee shall in no event be entitled to any abatement of or reduction in rent payable hereunder, except as herein expressly provided. Any present or future law to the contrary shall not alter this agreement of the parties.

5. Security Deposit. Lessee shall deposit with Lessor upon execution hereof \$ None as security for Lessee's faithful performance of Lessee's obligations hereunder. If Lessee fails to pay rent or other charges due hereunder, or otherwise defaults with respect to any provision of this Lease, Lessor may use, apply or retain all or any portion of said deposit for the payment of any rent or other charge in default or for the payment of any other sum to which Lessor may become obligated by reason of Lessee's default, or to compensate Lessor for any loss or damage which Lessor may suffer thereby. If Lessor so uses or applies all or any portion of said deposit, Lessee shall within ten (10) days after written demand therefor deposit cash with Lessor in an amount sufficient to restore said deposit to the full amount hereinabove stated and Lessee's failure to do so shall be a material breach of this Lease. Lessor shall not be required to keep said deposit separate from its general accounts. If Lessee performs all of Lessee's obligations hereunder, said deposit, or so much thereof as has not theretofore been applied by Lessor, shall be returned, without payment of interest or other increment for its use, to Lessee (or, at Lessor's option, to the last assignee, if any, of Lessee's interest hereunder) at the expiration of the term hereof, and after Lessee has vacated the Premises.

6. Use.

6.1 Use. The Premises shall be used and occupied only for operation of a commercial plating business.

6.2 Compliance with Law. Lessee shall, at Lessee's expense, comply promptly with all applicable statutes, ordinances, rules, regulations, orders and requirements in effect during the term or any part of the term hereof regulating the use by Lessee of the Premises. Lessee shall not use or permit the use of the Premises in any manner that will tend to create waste or a nuisance or, if there shall be more than one tenant of the building containing the Premises, which shall tend to disturb such other tenants.

6.3 Condition of Premises. Lessee hereby accepts the Premises in their condition existing as of the date of the execution hereof, subject to all applicable zoning, municipal, county and state laws, ordinances and regulations governing and regulating the use of the Premises, and accepts this Lease subject thereto and to all matters disclosed thereby and by any exhibits attached hereto. Lessee acknowledges that neither Lessor nor Lessor's agent has made any representation or warranty as to the suitability of the Premises for the conduct of Lessee's business.

7. Maintenance, Repairs and Alterations.

7.1 Lessee's Obligations. Lessee shall during the term of this Lease keep in good order, condition and repair, the Premises and every part thereof, structural or non-structural, and all adjacent sidewalks, landscaping, driveways, parking lots, fences and signs located in the areas which are adjacent to and included with the Premises. Lessor shall incur no expense nor have any obligation of any kind whatsoever in connection with maintenance of the Premises, and Lessee expressly waives the benefits of any statute now or hereafter in effect which would otherwise afford Lessee the right to make repairs at Lessor's expense or to terminate this Lease because of Lessor's failure to keep the Premises in good order, condition and repair.

7.2 Surrender. On the last day of the term hereof, or on any sooner termination, Lessee shall surrender the Premises to Lessor in the same condition as when received, broom clean, ordinary wear and tear excepted. Lessee shall repair any damage to the Premises occasioned by the removal of Lessee's trade fixtures, furnishings and equipment pursuant to Paragraph 7.4(c), which repair shall include the patching and filling of holes and repair of structural damage.

7.3 Lessor's Rights. If Lessee fails to perform Lessee's obligations under this Paragraph 7, Lessor may at its option (but shall not be required to) enter upon the Premises, after ten (10) days' prior written notice to Lessee, and put the same in good order, condition and repair, and the cost thereof together with interest thereon at the rate of 10% per annum shall become due and payable as additional rental to Lessor together with Lessee's next rental installment.

7.4 Alterations and Additions.

(a) Lessee shall not, without Lessor's prior written consent, make any alterations, improvements, additions, or utility installations in, on or about the Premises, except for non-structural alterations not exceeding \$1,000 in cost. As used in this Paragraph 7.4, the term "utility installations" shall include bus ducting, power panels, fluorescent fixtures, space heaters, conduits and wiring. As a condition to giving such consent, Lessor may require that Lessee agree to remove any such alterations, improvements, additions or utility installations at the expiration of the term, and to restore the Premises to their prior condition. As a further condition to giving such consent, Lessor may require Lessee to provide Lessor, at Lessee's sole cost and expense, a lien and completion bond in an amount equal to one and one-half times the estimated cost of such improvements, to insure Lessor against any liability for mechanics' and materialmen's liens and to insure completion of the work.

(b) Lessee shall pay, when due, all claims for labor or materials furnished or alleged to have been furnished to or for Lessee at or for use in the Premises, which claims are or may be secured by any mechanics' or materialmen's lien against the Premises or any interest therein. Lessee shall give Lessor not less than ten (10) days' notice prior to the commencement of any work in the Premises, and Lessor shall have the right to post notices of non-responsibility in or on the Premises as provided by law.

(c) Unless Lessor requires their removal, as set forth in Paragraph 7.4(a), all alterations, improvements, additions and utility installations (whether or not such utility installations constitute trade fixtures of Lessee), which may be made on the Premises, shall become the property of Lessor and remain upon and be surrendered with the Premises at the expiration of the term. Notwithstanding the provisions of this Paragraph 7.4(c), Lessee's machinery and equipment, other than that which is affixed to the Premises so that it cannot be removed without material damage to the Premises, shall remain the property of Lessee and may be removed by Lessee subject to the provisions of Paragraph 7.2.

8. Insurance; Indemnity.

8.1 **Insuring Party.** As used in this Paragraph 8, the term "insuring party" shall mean the party who has the obligation to obtain the insurance required hereunder. The insuring party in this case shall be designated in paragraph 16.21. Whether the insuring party is the Lessor or the Lessee, Lessee shall, as additional rent for the Premises, pay the cost of all insurance required hereunder. If Lessor is the insuring party Lessee shall, within ten (10) days following demand by Lessor, reimburse Lessor for the cost of the insurance so obtained.

8.2 **Liability Insurance.** The insuring party shall obtain and keep in force during the term of this Lease a policy of comprehensive public liability insurance insuring Lessor and Lessee against any liability arising out of the ownership, use, occupancy or maintenance of the Premises and all areas appurtenant thereto. Such insurance shall be in an amount of not less than \$300,000 for injury to or death of one person in any one accident or occurrence and in an amount of not less than \$600,000 for injury to or death of more than one person in any one accident or occurrence. Such insurance shall further insure Lessor and Lessee against liability for property damage of at least \$50,000. The limits of said insurance shall not, however, limit the liability of Lessee hereunder. In the event that the Premises constitute a part of a larger property said insurance shall have a Lessor's Protective Liability endorsement attached thereto. If the insuring party shall fail to procure and maintain said insurance the other party may, but shall not be required to, procure and maintain the same, but at the expense of Lessee.

8.3 **Property Insurance.** The insuring party shall obtain and keep in force during the term of this Lease a policy or policies of insurance covering loss or damage to the Premises, in the amount of the full replacement value thereof, providing protection against all perils included within the classification of fire, extended coverage, vandalism, malicious mischief, special extended perils (all risk) and sprinkler leakage. Said insurance shall provide for payment for loss thereunder to Lessor or to the holder of a first mortgage or deed of trust on the Premises. If the insuring party shall fail to procure and maintain said insurance the other party may, but shall not be required to, procure and maintain the same, but at the expense of Lessee.

8.4 **Insurance Policies.** Insurance required hereunder shall be in companies rated AAA or better in "Best's Insurance Guide". The insuring party shall deliver to the other party copies of policies of such insurance or certificates evidencing the existence and amounts of such insurance with loss payable clauses satisfactory to Lessor. No such policy shall be cancelable or subject to reduction of coverage or other modification except after 10 days prior written notice to Lessor. If Lessee is the insuring party, Lessee shall, within 10 days prior to the expiration of such policies, furnish Lessor with renewals or "binders" thereof, or Lessor may order such insurance and charge the cost thereof to Lessee, which amount shall be payable by Lessee upon demand. Lessee shall not do or permit to be done anything which shall invalidate the insurance policies referred to in Paragraph 8.3. If Lessee does or permits to be done anything which shall increase the cost of the insurance policies referred to in Paragraph 8.3, then Lessee shall forthwith upon Lessor's demand reimburse Lessor for any additional premiums attributable to any act or omission or operation of Lessee causing such increase in the cost of insurance. If Lessor is the insuring party, and if the insurance policies maintained hereunder cover other improvements in addition to the Premises, Lessor shall deliver to Lessee a written statement setting forth the amount of any such insurance cost increase and showing in reasonable detail the manner in which it has been computed.

8.5 **Waiver of Subrogation.** Lessee and Lessor each hereby waive any and all rights of recovery against the other, or against the officers, employees, agents and representatives of the other, for loss of or damage to such waiving party or its property or the property of others under its control to the extent that such loss or damage is insured against under any insurance policy in force at the time of such loss or damage. The insuring party shall, upon obtaining the policies of insurance required hereunder, give notice to the insurance carrier or carriers that the foregoing mutual waiver of subrogation is contained in this Lease.

8.6 **Indemnity.** Lessee shall indemnify and hold harmless Lessor from and against any and all claims arising from Lessee's use of the Premises, or from the conduct of Lessee's business or from any activity, work or things done, permitted or suffered by Lessee in or about the Premises or elsewhere and shall further indemnify and hold harmless Lessor from and against any and all claims arising from any breach or default in the performance of any obligation on Lessee's part to be performed under the terms of this Lease, or arising from any negligence of the Lessee, or any of Lessee's agents, contractors, or employees, and from and against all costs, attorney's fees, expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon; and in case any action or proceeding be brought against Lessor by reason of any such claim, Lessee upon notice from Lessor shall defend the same at Lessee's expense by counsel satisfactory to Lessor. Lessee, as a material part of the consideration to Lessor, hereby assumes all risk of damage to property or injury to persons, in, upon or about the Premises arising from any cause and Lessee hereby waives all claims in respect thereof against Lessor.

8.7 **Exemption of Lessor from Liability.** Lessee hereby agrees that Lessor shall not be liable for injury to Lessee's business or any loss of income therefrom or for damage to the goods, wares, merchandise or other property of Lessee, Lessee's employees, invitees, customers, or any other person in or about the Premises, nor shall Lessor be liable for injury to the person of Lessee, Lessee's employees, agents or contractors, whether such damage or injury is caused by or results from fire, steam, electricity, gas, water or rain, or from the breakage, leakage, obstruction or other defects of pipes, sprinklers, wires, appliances, plumbing, air conditioning or lighting fixtures, or from any other cause, whether said damage or injury results from conditions arising upon the Premises or upon other portions of the building of which the Premises are a part, or from other sources or places, and regardless of whether the cause of such damage or injury or the means of repairing the same is inaccessible to Lessee. Lessor shall not be liable for any damages arising from any act or neglect of any other tenant, if any, of the building in which the Premises are located.

9. **Damage or Destruction; Obligation to Rebuild.** In the event the improvements on the Premises are damaged or destroyed, partially or totally, from any cause whatsoever, whether or not such damage or destruction is covered by any insurance required to be maintained under Paragraph 8, then Lessee shall repair, restore, and rebuild the Premises to their condition existing immediately prior to such damage or destruction and this Lease shall continue in full force and effect. Such repair, restoration and rebuilding (all of which are herein called the "repair") shall be commenced within a reasonable time after such damage or destruction and shall be diligently prosecuted to completion. There shall be no abatement of rent or of any other obligation of Lessee hereunder by reason of such damage or destruction. The proceeds of any insurance maintained under Paragraph 8.3 shall be made available to Lessee for payment of the cost and expense of the repair, provided, however, that such proceeds may be made available to Lessee subject to reasonable conditions including, but not limited to, architect's certification of costs and retention of a percentage of such proceeds pending final notice of completion. In the event that such proceeds are not made available to Lessee within ninety (90) days after such damage or destruction, Lessee shall have the option for 30 days, commencing on the expiration of such 90-day period, of cancelling this Lease. If Lessee shall exercise such option, Lessee shall have no further obligation hereunder and shall have no further claim against Lessor, provided, however, that Lessor shall return to Lessee so much of Lessee's security deposit as has not theretofore been applied by Lessor. Lessee shall exercise such option by written notice to Lessor within said 30-day period. Lessor may require that Lessee provide, at Lessee's sole cost and expense, a lien and completion bond to insure against mechanics' or materialmen's liens arising out of the repair, and to insure completion of the repair. In the event that the insurance proceeds are insufficient to cover the cost of the repair, then any amount in excess thereof required to complete the repair shall be paid by Lessee.

10. Real Property Taxes.

10.1 **Payment of Taxes.** Lessee shall pay all real property taxes applicable to the Premises during the term of this Lease. All such payments shall be made at least ten (10) days prior to the delinquency date of such payment. Lessee shall promptly furnish Lessor with satisfactory evidence that such taxes have been paid. If any such taxes paid by Lessee shall cover any period of time prior to or after the expiration of the term hereof, Lessee's share of such taxes shall be equitably prorated to cover only the period of time within the tax fiscal year during which this Lease shall be in effect, and Lessor shall reimburse Lessee to the extent required. If Lessee shall fail to pay any such taxes, Lessor shall have the right to pay the same, in which case Lessee shall repay such amount to Lessor with Lessee's next rent installment together with interest at the rate of 10% per annum.

10.2 **Definition of "Real Property" Tax.** As used herein, the term "real property tax" shall include any form of assessment, license fee, commercial rental tax, levy, penalty, or tax (other than inheritance or estate taxes), imposed by any authority having the direct or indirect power to tax, including any city, county, state or federal government, or any school, agricultural, lighting, drainage or other improvement district thereof, as against any legal or equitable interest of Lessor in the Premises or in the real property of which the Premises are a part, as against Lessor's right to rent or other income therefrom, or as against Lessor's business of leasing the Premises.

10.3 **Joint Assessment.** If the Premises are not separately assessed, Lessee's liability shall be an equitable proportion of the real property taxes for all of the land and improvements included within the tax parcel assessed, such proportion to be determined by Lessor from the respective valuations assigned in the assessor's work sheets or such other information as may be reasonably available. Lessor's reasonable determination thereof, in good faith, shall be conclusive.

10.4 **Personal Property Taxes.** Lessee shall pay prior to delinquency all taxes assessed against and levied upon trade fixtures, furnishings, equipment and all other personal property of Lessee contained in the Premises or elsewhere. When possible, Lessee shall cause said trade fixtures, furnishings, equipment and all other personal property to be assessed and billed separately from the real property of Lessor.

11. **Utilities.** Lessee shall pay for all water, gas, heat, light, power, telephone and other utilities and services supplied to the Premises, together with any taxes thereon, if any such services are not separately metered to Lessee, Lessee shall pay a reasonable proportion to be determined by Lessor of all charges jointly metered with other premises.

12. Assignment and Subletting.

12.1 **Lessor's Consent Required.** Lessee shall not voluntarily or by operation of law assign, transfer, mortgage, sublet, or otherwise transfer or encumber all or any part of Lessee's interest in this Lease or in the Premises, without Lessor's prior written consent, which Lessor shall not unreasonably withhold. Any attempted assignment, transfer, mortgage, encumbrance or subletting without such consent shall be void, and shall constitute a breach of this Lease.

12.2 **No Release of Lessee.** Regardless of Lessor's consent, no subletting or assignment shall release Lessee of Lessee's obligation or alter the primary liability of Lessee to pay the rent and to perform all other obligations to be performed by Lessee hereunder. The acceptance of rent by Lessor from any other person shall not be deemed to be a waiver by Lessor of any provision hereof. Consent to one assignment or subletting shall not be deemed consent to any subsequent assignment or subletting.

12.3 **Attorney's Fees.** In the event that Lessor shall consent to a sublease or assignment under Paragraph 12.1, Lessee shall pay Lessor's reasonable attorneys' fees not to exceed \$100 incurred in connection with giving such consent.

13. Default; Remedies.

13.1 **Defaults.** The occurrence of any one or more of the following events shall constitute a default and breach of this Lease by Lessee:

(a) The vacating or abandonment of the Premises by Lessee.

(b) The failure by Lessee to make any payment of rent or any other payment required to be made by Lessee hereunder, as and when due, where such failure shall continue for a period of three days after written notice thereof from Lessor to Lessee.

(c) The failure by Lessee to observe or perform any of the covenants, conditions or provisions of this Lease to be observed or performed by Lessee, other than described in paragraph (b) above, where such failure shall continue for a period of 30 days after written notice hereof from Lessor to Lessee; provided, however, that if the nature of Lessee's default is such that more than 30 days are reasonably required for its cure, then Lessee shall not be deemed to be in default if Lessee commenced such cure within said 30-day period and thereafter diligently prosecutes such cure to completion.

(d) (i) The making by Lessee of any general assignment, or general arrangement for the benefit of creditors, (ii) the filing by or against Lessee of a petition to have Lessee adjudged a bankrupt or a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against Lessee, the same is dismissed within 60 days); (iii) the appointment of a trustee or receiver to take possession of substantially all of Lessee's assets located at the Premises or of Lessee's interest in this Lease, where possession is not restored to Lessee within 30 days; or (iv) the attachment, execution or other judicial seizure of substantially all of Lessee's assets located at the Premises or of Lessee's interest in this Lease, where such seizure is not discharged within 30 days.

13.2 **Remedies.** In the event of any such default or breach by Lessee, Lessor may at any time thereafter, with or without notice or demand and without limiting Lessor in the exercise of any right or remedy which Lessor may have by reason of such default or breach:

(a) Terminate Lessee's right to possession of the Premises by any lawful means, in which case this Lease shall terminate and Lessee shall immediately surrender possession of the Premises to Lessor. In such event, Lessor shall be entitled to recover from Lessee all damages incurred by Lessor by reason of Lessee's default including, but not limited to: the cost of recovering possession of the Premises; expenses of reletting, including necessary renovation and alteration of the Premises, reasonable attorney's fees, and any real estate commission actually paid; the worth at the time of award by the court having jurisdiction thereof of the amount by which the unpaid rent for the balance of the term after the time of such award exceeds the amount of such rental loss for the same period that Lessee proves could be reasonably avoided; that portion of the leasing commission paid by Lessor pursuant to Article 15 applicable to the unexpired term of this Lease. Unpaid installments of rent or other sums shall bear interest from the date due at the rate of 10% per annum. In the event Lessee shall have abandoned the Premises, Lessor shall have the option of (i) retaking possession of the Premises and recovering from Lessee the amount specified in this Paragraph 13.2(a), or (ii) proceeding under Paragraph 13.2(b).

(b) Maintain Lessee's right to possession in which case this Lease shall continue in effect whether or not Lessee shall have abandoned the Premises. In such event Lessor shall be entitled to enforce all of Lessor's rights and remedies under this Lease, including the right to recover the rent as it becomes due hereunder.

(c) Pursue any other remedy now or hereafter available to Lessor under the laws or judicial decisions of the State of California.

13.3 **Default by Lessor.** Lessor shall not be in default unless Lessor fails to perform obligations required of Lessor within a reasonable time, but in no event later than thirty (30) days after written notice by Lessee to Lessor and to the holder of any first mortgage or deed of trust covering the Premises whose name and address shall have theretofore been furnished to Lessee in writing, specifying wherein Lessor has failed to perform such obligation; provided, however, that if the nature of Lessor's obligation is such that more than thirty (30) days are required for performance then Lessor shall not be in default if Lessor commences performance within such 30-day period and thereafter diligently prosecutes the same to completion.

13.4 **Late Charges.** Lessee hereby acknowledges that late payment by Lessee to Lessor of rent and other sums due hereunder will cause Lessor to incur costs not contemplated by this Lease, the exact amount of which will be extremely difficult to ascertain. Such costs include, but are not limited to, processing and accounting charges, and late charges which may be imposed on Lessor by the terms of any mortgage or trust deed covering the Premises. Accordingly, if any installment of rent or any other sum due from Lessee shall not be received by Lessor or Lessor's designee within ten (10) days after such amount shall be due, Lessee shall pay to Lessor a late charge equal to 10% of such overdue amount. The parties hereby agree that such late charge represents a fair and reasonable estimate of the costs Lessor will incur by reason of late payment by Lessee. Acceptance of such late charge by Lessor shall in no event constitute a waiver of Lessee's default with respect to such overdue amount, nor prevent Lessor from exercising any of the other rights and remedies granted hereunder.

14. **Condemnation.** If the Premises or any portion thereof are taken under the power of eminent domain, or sold under the threat of the exercise of said power (all of which are herein called "condemnation"), this Lease shall terminate as to the part so taken as of the date the condemning authority takes title or possession, whichever first occurs. If more than 10% of the floor area of the improvements on the premises, or more than 25% of the land area of the Premises which is not occupied by any improvements, is taken by condemnation, Lessee may, at Lessee's option, to be exercised in writing only within ten (10) days after Lessor shall have given Lessee written notice of such taking (or in the absence of such notice, within ten (10) days after the condemning authority shall have taken possession) terminate this Lease as of the date the condemning authority takes such possession, if Lessee does not terminate this Lease in accordance with the foregoing, this Lease shall remain in full force and effect as to the portion of the Premises remaining, except that the rent shall be reduced in the proportion that the floor area taken bears to the total floor area of the building situated on the Premises. Any award for the taking of all or any part of the Premises under the power of eminent domain or any payment made under threat of the exercise of such power shall be the property of Lessor, whether such award shall be made as compensation for diminution in value of the leasehold or for the taking of the fee, or as severance damages; provided, however, that Lessee shall be entitled to any award for loss of or damage to Lessee's trade fixtures and removable personal property. In the event that this Lease is not terminated by reason of such condemnation, Lessor shall, to the extent of severance damages received by Lessor in connection with such condemnation, repair any damage to the Premises caused by such condemnation except to the extent that Lessee has been reimbursed therefor by the condemning authority. Lessee shall pay any amount in excess of such severance damages required to complete such repair.

15. **Broker's Fee.** Upon execution of this Lease by both parties, Lessor shall pay to N/A, a

licensed real estate broker, a fee of \$ N/A for brokerage services heretofore rendered. Lessor further agrees that if Lessee exercises any option granted herein or any option substantially similar thereto, either to extend the term of this Lease, to renew this Lease, to purchase said Premises or any part thereof and/or any adjacent property which Lessor may own or in which Lessor has an interest, or any other option granted herein, or if said broker is the procuring cause of any other lease or sale entered into between the parties pertaining to the Premises and/or any adjacent property in which Lessor has an interest, then as to any of said transactions, Lessor shall pay said broker a fee in accordance with the schedule of said broker in effect at the time of execution of this Lease. Lessor agrees to pay said fee not only on behalf of Lessor but also on behalf of any person, corporation, association, or other entity having an ownership interest in said real property or any part thereof, when such fee is due hereunder. Any transferee of Lessor's interest in this Lease, by accepting an assignment of such interest, shall be deemed to have assumed Lessor's obligation under this Paragraph 15. Said broker shall be a third party beneficiary of the provisions of this Paragraph.

16. General Provisions

16.1 **Estoppel Certificate.**

(a) Lessee shall at any time upon not less than ten (10) days prior written notice from Lessor execute, acknowledge and deliver to Lessor a statement in writing (i) certifying that this Lease is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that this Lease, as so modified, is in full force and effect) and the date to which the rent and other charges are paid in advance, if any, and (ii) acknowledging that there are, to Lessee's knowledge, any uncured defaults on the part of Lessor hereunder, or specifying such defaults if any are claimed. Any such statement may be conclusively relied upon by any prospective purchaser or encumbrancer of the Premises.

(b) Lessee's failure to deliver such statement within such time shall be conclusive upon Lessee (i) that this Lease is in full force and effect, without modification except as may be represented by Lessor, (ii) that there are no uncured defaults in Lessor's performance, and (iii) that not more than one month's rent has been paid in advance.

(c) If Lessor desires to finance or refinance the Premises or any part thereof, Lessee hereby agrees to deliver to any lender designated by Lessor such financial statements of Lessee as may be reasonably required by such lender. Such statements shall include the past three years' financial statements of Lessee. All such financial statements shall be received by Lessor in confidence and shall be used only for the purposes herein set forth.

16.2 **Lessor's Liability.** The term "Lessor" as used herein shall mean only the owner or owners at the time in question of the fee title or a Lessee's interest in a ground lease of the Premises, and except as expressly provided in Paragraph 15, in the event of any transfer of such title or interest, Lessor herein named (and in case of any subsequent transfers the then grantor) shall be relieved from and after the date of such transfer of all liability as respects Lessor's obligations thereafter to be performed, provided that any funds in the hands of Lessor or the then grantor at the time of such transfer, in which Lessee has an interest, shall be delivered to the grantee. The obligations contained in this Lease to be performed by Lessor shall, subject as aforesaid, be binding on Lessor's successors and assigns, only during their respective periods of ownership.

16.3 **Severability.** The invalidity of any provision of this Lease as determined by a court of competent jurisdiction, shall in no way affect the validity of any other provision hereof.

16.4 **Interest on Past-due Obligations.** Except as expressly herein provided, any amount due to Lessor not paid when due shall bear interest at 10% per annum from the date due. Payment of such interest shall not excuse or cure any default by Lessee under this Lease.

16.5 **Time of Essence.** Time is of the essence.

16.6 **Captions.** Article and paragraph captions are not a part hereof.

16.7 **Incorporation of Prior Agreements; Amendments.** This Lease contains all agreements of the parties with respect to any matter mentioned herein. No prior agreement or understanding pertaining to any such matter shall be effective. This Lease may be modified in writing only, signed by the parties in interest at the time of the modification.

16.8 **Notices.** Any notice required or permitted to be given hereunder shall be in writing and may be served personally or by regular mail, addressed to Lessor and Lessee respectively at the addresses set forth after their signatures at the end of this Lease.

16.9 **Waivers.** No waiver by Lessor of any provision hereof shall be deemed a waiver of any other provision hereof or of any subsequent breach by Lessee of the same or any other provision. Lessor's consent to or approval of any act shall not be deemed to render unnecessary the obtaining of Lessor's consent to or approval of any subsequent act by Lessee. The acceptance of rent hereunder by Lessor shall not be a waiver of any preceding breach by Lessee of any provision hereof, other than the failure of Lessee to pay the particular rent so accepted, regardless of Lessor's knowledge of such preceding breach at the time of acceptance of such rent.

16.10 Recording. Lessee shall not record this Lease without Lessor's prior written consent and such recordation shall, at the option of Lessor, constitute a non-curable default of Lessee hereunder. Either party shall, upon request of the other, execute, acknowledge and deliver to the other a "short form" memorandum of this Lease for recording purposes.

16.11 Holding Over. If Lessee remains in possession of the Premises or any part thereof after the expiration of the term hereof without the express written consent of Lessor, such occupancy shall be a tenancy from month to month at a rental in the amount of the last monthly rental plus all other charges payable hereunder, and upon all the terms hereof applicable to a month-to-month tenancy.

16.12 Cumulative Remedies. No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity.

16.13 Covenants and Conditions. Each provision of this Lease performable by Lessee shall be deemed both a covenant and a condition.

16.14 Binding Effect; Choice of Law. Subject to any provisions hereof restricting assignment or subletting by Lessee and subject to the provisions of Paragraph 16.2, this Lease shall bind the parties, their personal representatives, successors and assigns. This Lease shall be governed by the laws of the State of California.

16.15 Subordination.

(a) This Lease, at Lessor's option, shall be subordinate to any ground lease, mortgage, deed of trust, or any other hypothecation for security now or hereafter placed upon the real property of which the Premises are a part and to any and all advances made on the security thereof and to all renewals, modifications, consolidations, replacements and extensions thereof. Notwithstanding such subordination, Lessee's right to quiet possession of the Premises shall not be disturbed if Lessee is not in default and so long as Lessee shall pay the rent and observe and perform all of the provisions of this Lease, unless this Lease is otherwise terminated pursuant to its terms. If any mortgage, trustee or ground lessor shall elect to have this Lease prior to the lien of its mortgage, deed of trust or ground lease, and shall give written notice thereof to Lessee, this Lease shall be deemed prior to such mortgage, deed of trust, or ground lease, whether this Lease is dated prior or subsequent to the date of said mortgage, deed of trust or ground lease or the date of recording thereof.

(b) Lessee agrees to execute any documents required to effectuate such subordination or to make this Lease prior to the lien of any mortgage, deed of trust or ground lease, as the case may be, and failing to do so within ten (10) days after written demand, does hereby make, constitute and irrevocably appoint Lessor as Lessee's attorney in fact and in Lessee's name, place and stead, to do so.

16.16 Attorney's Fees. If either party or the broker named herein brings an action to enforce the terms hereof or declare rights hereunder, the prevailing party in any such action, on trial or appeal, shall be entitled to his reasonable attorney's fees to be paid by the losing party as fixed by the court. The provisions of this paragraph shall inure to the benefit of the broker named herein who seeks to enforce a right hereunder.

16.17 Lessor's Access. Lessor and Lessor's agents shall have the right to enter the Premises at reasonable times for the purpose of inspecting the same, showing the same to prospective purchasers, or lenders, and making such alterations, repairs, improvements or additions to the Premises or to the building of which they are a part as Lessor may deem necessary or desirable. Lessor may at any time place on or about the Premises any ordinary "For Sale" signs and Lessor may at any time during the last 120 days of the term hereof place on or about the Premises any ordinary "For Lease" signs, all without rebate of rent or liability to Lessee.

16.18 Signs and Auctions. Lessee shall not place any sign upon the Premises or conduct any auction thereon without Lessor's prior written consent.

16.19 Merger. The voluntary or other surrender of this Lease by Lessee, or a mutual cancellation thereof, shall not work a merger, and shall, at the option of Lessor, terminate all or any existing subtenancies or may, at the option of Lessor, operate as an assignment to Lessor of any or all of such subtenancies.

16.20 Corporate Authority. If Lessee is a corporation, each individual executing this Lease on behalf of said corporation represents and warrants that he is duly authorized to execute and deliver this Lease on behalf of said corporation, in accordance with a duly adopted resolution of the Board of Directors of said corporation or in accordance with the Bylaws of said corporation, and that this Lease is binding upon said corporation in accordance with its terms. If Lessee is a corporation Lessee shall, within thirty (30) days after execution of this Lease, deliver to Lessor a certified copy of a resolution of the Board of Directors of said corporation authorizing or ratifying the execution of this Lease.

16.21 Insuring Party. The insuring party under this lease shall be the Lessee.

The parties hereto have executed this Lease at the place and on the dates specified immediately adjacent to their respective signatures.

If this Lease has been filled in it has been prepared for submission to your attorney for his approval. No representation or recommendation is made by the real estate broker or its agents or employees as to the legal sufficiency, legal effect, or tax consequences of this Lease or the transaction relating thereto.

Executed at Los Angeles, California

on November 26, 1977

Address _____

CLARE S. GOLNICK

CHERYL A. GOLNICK

STANLEY A. GOLNICK

MARGARET E. GOLNICK

By

DARRELL K. GOLNICK

MARY E. GOLNICK

By

GORDON E. MCCANN

LYNNEA R. MCCANN

"LESSOR"

Executed at Los Angeles, California

on November 26, 1977

Address _____

S A G PLATING, INC.

By

STANLEY A. GOLNICK, President

By _____

"LESSEE"

EXHIBIT "A"

On December 1, 1982, 1987, 1992, 1997 and 2002, the "Average of All Items" of the Bureau of Labor Statistics of the U.S. Department of Labor "Consumers Price Index for Urban Wage Earners and Clerical Workers, Los Angeles, Long Beach, California" (1967 base) for the immediately preceding November shall be divided by the "Average of All Items" of such index for November, 1977. The rent for the five (5) year periods beginning December 1, 1982, 1987, 1992, 1997 and 2002 shall be the amount obtained by multiplying the result for each period by one hundred fifty-three thousand dollars (\$153,000.00). Provided, however, that in no event shall the rent for any five (5) year period be less than that for the immediately preceding five (5) year period.

EXHIBIT "B"

Parcel A:

Parcel 2, in the City of Santa Fe Springs, in the County of Los Angeles, State of California, as shown on Parcel Map. No. 2086, filed in Book 30, Page 9 of Parcel Maps, in the Office of the County Recorder of said County.

Excepting therefrom all kinds of crude oil, asphaltum, naphta, tar, gas and any and all other hydrocarbon substances in, upon and under said land, together with the right to drill for and otherwise obtain, take and remove the same therefrom, as reserved by Thomas L. Sanchez and Felipa Sanchez, his wife, in Deed recorded in Book 1858, Page 317, Official Records of said County.

The above parties shall not have the right of surface entry without the written consent of the grantee of said Deed, its successors and assigns first obtained.

Parcel B:

An easement over the southwesterly 12 feet of Parcel 1, in the City of Santa Fe Springs, in the County of Los Angeles, State of California, as shown on Parcel Map No. 2086, filed in Book 30 in Book 9 of Parcel Maps, in the Office of the County Recorder of said County, for ingress, egress and drainage purposes.

Document 8-3

Parcel Map no 15184

(Showing addition to the real property at 9636 Ann Street)

OF THE
BY THIS

N 39°55'40"E
RADIAL 121.06'

A: 90°00'00"
R: 57'
L: 89.54'

M.H.

EXIST.
DRIVE
EXIST.
DRAIN

EXIST. CONC.
BUILDING

COVERED
SHED

N 50°00'56"W
23.33'

N 50°02'04"W

N 42°14'34"W 50.98'

COVERED
PATIO

DRAINAGE

CORR. METAL
SHED

PAVING

1.35 ACRES

259.70'

VACANT
EARTH

DRAINAGE

278.43'

SLOPE

135.76'

TOP

TOP

TOP

185.21'

CORR. METAL BLDG.

N 40°30'45"E

CHAIN LINK FENCE

S.W. LY LINE OF PARCEL MAP
NO. 2086, BK 30, PG. 9, P.M.S.
& N.E. LY LINE OF PARCEL MAP
NO. 2203, BK. 34, PG. 10 P.M.S.

M-2 ZONE

Document 8-4

Partnership Grant Deed

(Conveying addition to 9636 Ann Street)

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

MAIL TAX STATEMENTS TO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Partnership Grant Deed

TO: 1925 CA (12-76)

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A. P. N.

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 137.50

() computed on full value of property conveyed, or

(X) computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: (X) City of Santa Fe Springs, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ELLIOTT-DAVIDSON PARTNERSHIP, a General Partnership, who acquired title as SHAW,
ELLIOTT AND DAVIDSON PARTNERSHIP,
a General partnership organized under the laws of the State of California
hereby GRANTS ALL ITS RIGHT, TITLE AND INTEREST TO STANLEY A. GOLNICK & MARGARET E.
GOLNICK, husband & wife, as to an undivided 1/2 interest, and GORDON E. McCANN & LYNNEA
R. McCANN, husband & wife, DARRELL K. GOLNICK & MARY E. GOLNICK, husband & wife, & CLARE
S. GOLNICK & CHERYL A. GOLNICK, husband & wife, as to an undivided 1/2 interest, in
the following described real property in the City of Santa Fe Springs
County of Los Angeles, State of California:

Parcel 1, as shown on Parcel Map No. 15184, filed in Book 155, Pages 89 and 90 of
Parcel Maps, in the office of the County Recorder of said County.

Except therefrom all kinds of crude oil, asphaltum, naptha, tar, gas and any and all
other hydrocarbon substances in, upon and under said land, together with the right to
drill for and otherwise obtain, take and remove the same therefrom as reserved by
Tomas L. Sanchez and Felipa Sanchez, his wife, in Deed recorded February 27, 1923 as
Instrument No. 117 in Book 1852, Page 317, Official Records.

The above parties shall not have the right of surface entry without the written
consent of the grantee in said deed, its successors and assigns first obtain.

Dated: November 26, 1982

ELLIOTT-DAVIDSON PARTNERSHIP

STATE OF CALIFORNIA

COUNTY OF _____

} SS.

By _____

Partner

On _____ before me, the under-
signed, a Notary Public in and for said State, personally appeared

By _____

Partner

known to me to be _____ of the partners of the
partnership that executed the within instrument, and acknowledged
to me that such partnership executed the same.

WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

Title Order No. 8120851

Escrow or Loan No. 645-3298-LD

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Document 8-5

Agreement (Golnick Family and Elliot-Davidson Partnership)

(related to encumbrance secured by addition to 9636 Ann Street)

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA

DEC 30 1982 AT 8 A.M.

Recorder's Office

WHEN RECORDED MAIL TO:

Clare Golnick, Esq.
P. O. Box 349
Zephyr Cove, NV 89448

FEE \$9

6

AGREEMENT

THIS AGREEMENT is entered into this 20th day of December, 1982, by and between ELLIOTT-DAVIDSON PARTNERSHIP, a General Partnership, referred to herein as "Seller", and STANLEY A. GOLNICK, MARGARET E. GOLNICK, DARRELL K. GOLNICK, MARY E. GOLNICK, CLARE S. GOLNICK, CHERYL A. GOLNICK, GORDON E. MC CANN, LYNNEA R. MC CANN, referred to collectively herein as "Buyer" with respect to the following facts:

A. Buyer has concurrently purchased from Seller real property located in Los Angeles County, California, and more particularly described as follows:

"That portion of Parcel 1, in the City of Santa Fe Springs, County of Los Angeles, State of California, as shown on Parcel Map No. 15184, filed in Book 155, Pages 89 and 90 of Parcel Maps, in the Office of the County Recorder of said County, that is not a part of Parcel 2 in the City of Santa Fe Springs, in the County of Los Angeles, State of California, as shown on Parcel Map 2086, filed in Book 30, Page 9 of Parcel Maps, in the Office of the County Recorder of said county."

B. The property purchased by Buyer, together with certain other property owned by Seller, and more particularly described as follows:

"Parcel 2, in the City of Santa Fe Springs, in the County of Los Angeles, State of California, as shown on Parcel Map No. 15184, filed in Book 155, Pages 89 and 90 of Parcel Maps, in the Office of the County Recorder of said county.",

is subject to a first deed of trust in favor of Prudential Insurance Company of America and recorded as Instrument No. 563 on April 22, 1967, in the Office of the County Recorder of the County of Los Angeles, securing a note of Seller to Prudential Insurance Company of America.

C. Seller is the beneficiary of a deed of trust of Parcel 1 of Parcel Map 15184 (described above), securing an obligation of Buyer to Seller and recorded on the same day as this Agreement.

IT IS HEREBY AGREED AS FOLLOWS:

1. Buyer agrees to accept the property described in paragraph A, subject to the deed of trust described in paragraph B, subject to the terms and conditions of this Agreement.

2. Seller agrees that so long as the property described in paragraph A is subject to the deed of trust described in paragraph B, Seller will pay, when due, all amounts due to Prudential Insurance Company of America secured by the deed of trust described in paragraph B and will fully comply with the terms of that deed of trust.

3. Seller further agrees that so long as the property of Buyer is subject to the Prudential deed of trust, Seller will accept no additional advances or cause any additional debt or obligation to be secured by the deed of trust.

4. Upon default by Seller in the payment of any indebtedness secured by the deed of trust described in paragraph B or in the performance of any agreement under such deed of trust, Buyer may, with or without notice, pay any amount claimed to be due or take any steps Buyer deems appropriate to cure the default. Any amount so paid, together with reasonable attorney's fees and costs of Buyer shall be offset against the principal due to Seller secured by the deed of trust described in paragraph C.

5. Upon full principal payment by Buyer to Seller of the obligation referred to in paragraph C, Seller agrees to pay any amount due to Prudential Insurance Company of America and to cause the deed of trust referred to in paragraph B to be reconveyed so that that portion of Parcel 1 of Parcel Map No. 15184 purchased by Buyer from Seller will be free and clear of the encumbrance to Prudential Insurance Company of America.

6. Buyer and Seller further agree that the Buyer may pay prior to maturity the full amount due to Seller referred to in paragraph C and that such payment may be made through an escrow with the proceeds used to satisfy the obligation to Prudential Insurance Company of America.

7. The parties agree that this document shall be recorded following the recordation of the deed from the Seller to Buyer and the deed of trust securing the obligation of Buyer to Seller.

8. Buyer and Seller agree to record a memorandum of satisfaction of this Agreement upon payment of Buyer's obligation to Seller and upon satisfaction by Seller of the obligation to Prudential Company of America and the reconveyance of the deed of trust.

SELLER:

ELLIOTT-DAVIDSON PARTNERSHIP,
A General Partnership

By *William C. Davidson*
William C. Davidson

By *George R. Elliott*
George R. Elliott

BUYER:

Stanley A. Golnick
Stanley A. Golnick

Margaret E. Golnick
Margaret E. Golnick

Darrell K. Golnick
Darrell K. Golnick

Mary E. Golnick
Mary E. Golnick

Clare S. Golnick
Clare S. Golnick

Cheryl A. Golnick
Cheryl A. Golnick

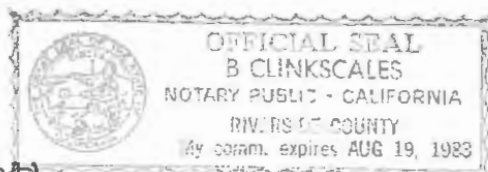
Gordon E. McCann
Gordon E. McCann

Lynnea R. McCann
Lynnea R. McCann

ACKNOWLEDGEMENTS

STATE OF CALIFORNIA)
Riverside) ss:
County of ~~Los Angeles~~)

On this 27 day of December, 1982, before me the undersigned, a notary public, in and for said county and state, personally appeared STANLEY A. GOLNICK and MARGARET E. GOLNICK, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.



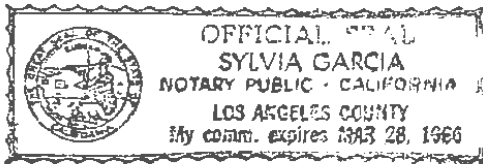
(seat)

B. Clinkscapes
Notary Public

82 1305889

STATE OF CALIFORNIA)
County of LOS ANGELES) ss:

On this 28TH day of DECEMBER, 1982, before the undersigned, a notary public in and for said county and state, personally appeared GORDON E. MC CANN and LYNNEA R. MC CANN, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

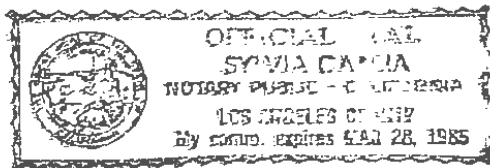


Sylvia Garcia
Notary Public

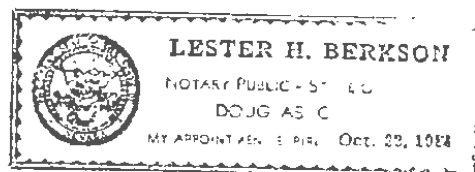
(seal)

STATE OF NEVADA)
County of Douglas) ss:

On this 20 day of December, 1982, before the undersigned, a notary public in and for said county and state, personally appeared CLARE S. GOLNICK and CHERYL A. GOLNICK, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.



Lester H. Berkson
Notary Public



(seal)

STATE OF CALIFORNIA)
County of LOS ANGELES) ss:

On this 28TH day of DECEMBER, 1982, before the undersigned, a notary public in and for said county and state, personally appeared DARRELL K. GOLNICK and MARY E. GOLNICK, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

Sylvia Garcia
Notary Public

82 1305889

STATE OF CALIFORNIA)

County of Los Angeles)

SS:

On this 23rd day of December, 1982, before me the undersigned, a notary public in and for said county and state, personally appeared before me WILLIAM C. DAVIDSON personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as one of the partners of ELLIOTT-DAVIDSON PARTNERSHIP that executed the within instrument, and acknowledged to me that such partnership executed the same.

Mary M Spaulding
Notary Public



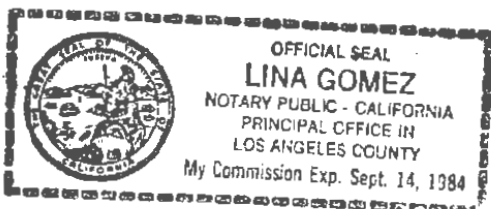
(seal)

STATE OF CALIFORNIA)

County of Los Angeles)

On this 29th day of December, 1982, before me the undersigned, a notary public in and for said county and state, personally appeared before me GEORGE R. ELLIOTT, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as one of the partners of ELLIOTT-DAVIDSON PARTNERSHIP that executed the within instrument, and acknowledged to me that such partnership executed the same

Lina Gomez
Notary Public



(seal)

Document 8-6

Amendment to Lease

(Golnick Family To SAG Plating, Inc. - see Document 8-2)

AMENDMENT TO LEASE

This Amendment to Lease is made June _____, 1982 between STANLEY A. GOLNICK, MARGARET E. GOLNICK, DARRELL K. GOLNICK, MARY E. GOLNICK, GORDON E. McCANN, LYNNEA R. McCANN, CLARE S. GOLNICK and CHERYL A. GOLNICK, as "Lessor" and SAG PLATING, INC., dba ASSOCIATED PLATING COMPANY as Lessee with reference to the following facts:

A. Lessor and Lessee entered into Lease on November 26, 1977, a copy of which is attached as Exhibit A and referred to in this Amendment as the "Lease", for the premises described in the Lease.

B. Lessor has, or will acquire on or about July 1, 1982, an undeveloped parcel adjacent to the premises subject to the Lease.

C. Lessor and Lessee wish to include the adjacent undeveloped parcel in the Lease and to make other changes to the Lease.

The Lease is hereby amended as follows:

1. From and after July 1, 1982, the real property described in Exhibit B attached shall be added to and included in the property subject to the Lease.

2. For the period July 1, 1982 through December 31, 1983, rent shall be NINETY ONE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$91,800.00), payable in monthly installments of FIVE THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$5,100.00).

3. For each calendar year thereafter, the annual rent shall be as follows:

On or before December 1 of the year preceding the calendar year, the "average of all items" of the Bureau of Labor Statistics of the U.S. Department of Labor "Consumers Price Index for Urban Wage Earners and Clerical Workers, Los Angeles, Long Beach, California (1967 base)" for

the immediately preceding July shall be divided by the same index for July, 1982. The rent for the subsequent calendar year shall be the amount obtained by multiplying the result by \$61,200. Provided, however, that in no event shall the rent for any calendar year be less than that for the immediately preceding calendar year.

Executed at Los Angeles, California on _____,
1982.

"Lessor"

STANLEY A. GOLNICK

MARGARET E. GOLNICK

DARRELL K. GOLNICK

MARY E. GOLNICK

GORDON E. McCANN

LYNNEA R. McCANN

CLARE S. GOLNICK

CHERYL A. GOLNICK

"Lessee"

SAG PLATING, INC.

By STANLEY A. GOLNICK,
President

and

CLARE S. GOLNICK, Treasurer

Document 8-7

Interspousal Deed

(Mary E Golnick to Darrell K Golnick)

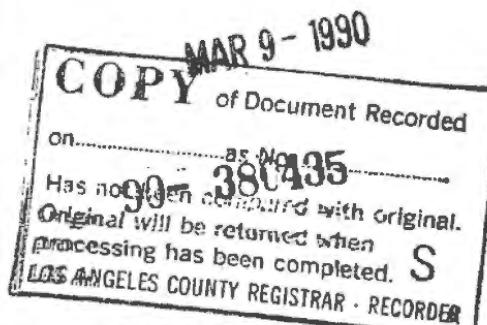
RECORDING REQUESTED BY
DARRELL K. GOLNICK

AND WHEN RECORDED MAIL TO

Name DARRELL K. GOLNICK
Street c/o NEIL J. FALLEY
Address 7720 S. Painter Ave., Ste C
City & State Whittier, CA 90602

MAIL TAX STATEMENTS TO

Name DARRELL K. GOLNICK
Street 9636 Ann Street
City & State Santa Fe Springs, CA 90670



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Interspousal Transfer Deed

ITD 877 HH

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

181619

Grant Deed (Excluded from Reappraisal Under Proposition 13 i.e., Calif. Const. Art 13A§1 et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$ -0-

☐ Computed on full value of property conveyed, or ☐ computed on full value less value of liens and encumbrances remaining at time of sale, or ☐ is exempt from imposition of the Documentary Transfer Tax pursuant to Revenue and Tax Code §11927(a), on transferring community, quasi-community, or quasi-marital property, assets between spouses, pursuant to a judgment, an order, or a written agreement between spouses in contemplation of any such judgement or order.

☐ Other exemptions: (state reason and give Code § or Ordinance number) _____

☐ Unincorporated area: ☐ City of _____ and _____

This is an Interspousal Transfer under §63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from Reappraisal under Proposition 13.

☐ A transfer to a trustee for the beneficial use of a spouse, or the surviving spouse of a deceased transferor, or by a trustee of such a trust to the spouse of the transferor,

☐ A transfer which takes effect upon the death of a spouse,

☒ A transfer to a spouse or former spouse in connection with a property settlement agreement or decree of dissolution of a marriage or legal separation, or

☐ A creation, transfer, or termination, solely between spouses, of any co-owner's interest.

☐ The distribution of a legal entity's property to a spouse or former spouse in exchange for the interest of such spouse in the legal entity in connection with a property settlement agreement or a decree of dissolution of a marriage or legal separation.

☐ Other: _____

GRANTOR(S): MARY E. GOLNICK
hereby GRANT(S) to DARRELL K. GOLNICK

the following described real property in the City of Santa Fe Springs
County of Los Angeles, State of California:

Parcel 1, as shown on Parcel Map No. 15184, filed in Book 155,
Pages 89 and 90 of Parcel Maps, in the office of the County
Recorder of said County.

Dated Feb 6, 1990

MARY E. GOLNICK

State of California

County of LOS ANGELES

On this the 6 day of FEB 1990.

before me, GEORGE T. ALAVIZOS

the undersigned Notary Public, personally appeared

MARY E. GOLNICK

☐ personally known to me

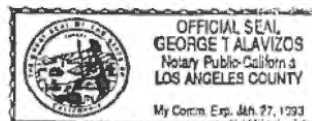
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) she subscribed to the

within instrument, and acknowledged that she executed it.

WITNESS my hand and official seal.

George T. Alavizos
Notary's Signature



(This area for official notarial seal)

Title Order No. _____ Escrow, Loan or Attorney File No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Document 8-8

Deed conveying 9636 Ann Street to APC Investment Company

(from Golnick Family)

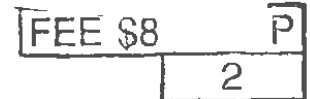
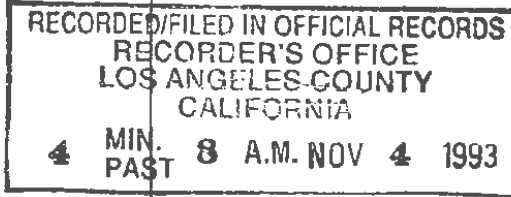
RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

93 2156306

Clare Golnick, Esq.
P O Box 41058
Reno, NV 89504

MAIL TAX STATEMENTS TO:

APC Investment Company
9636 Ann Street
Santa Fe Springs, CA 90670



SPACE ABOVE LINE FOR RECORDER'S USE

Documentary Transfer Tax: \$ exempt

____ Computed on the consideration or value of property conveyed; or
____ Computed on the consideration or value less liens or encumbrances

Clare Golnick

Signature of Declarant or Agent determining tax

AP 8168-003-021

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Stanley A. Golnick and Margaret E. Golnick, husband and wife, Gordon E. McCann and Lynnea R. McCann, husband and wife, Darrell K. Golnick, an unmarried man, and Clare S. Golnick and Cheryl A. Golnick, husband and wife, hereby grant to APC INVESTMENT COMPANY, a California corporation, the following described real property located in the City of Santa Fe Springs, County of Los Angeles, State of California:

Parcel 1, as shown on Parcel Map No. 15184, filed in Book 155, Pages 89 and 90 of Parcel Maps, in the office of the County Recorder of said County

Note: This is a conveyance made by individual co-owners of property to a corporation in exchange for shares of the corporation. Immediately following the transfer of the property to the corporation, the proportionate ownership of the corporation will be the identical to the ownership of the property conveyed. R&T §62(a)(2)

Dated July 16, 1993

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

Stanley A. Golnick
Stanley A. Golnick

Margaret E. Golnick
Margaret E. Golnick

Lynnea R. McCann
Lynnea R. McCann

Gordon E. McCann
Gordon E. McCann

Darrell K. Golnick
Darrell K. Golnick

Clare S. Golnick
Clare S. Golnick

Cheryl A. Golnick
Cheryl A. Golnick

On July 16, 1993, before me, Evelyn G. Vivar, a Notary Public, personally appeared Stanley A. Golnick, Margaret E. Golnick, Gordon E. McCann, Lynnea R. McCann, Darrell K. Golnick, Clare S. Golnick and Cheryl A. Golnick, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same and that by their signatures on the instrument the persons executed the instrument.

Witness my hand and official seal.

Notary Public

Acknowledgement

State of CALIFORNIA

County of LOS ANGELES

} SS.



93 2156306

(this area for official seal)

On JULY 16, 1993 before me, DON BENEDICT

personally appeared STANLEY A. GOLNICK, MARGARET E. GOLNICK, LYNNEA R. McCANN, GORDON E. McCANN, DARRELL K. GOLNICK, CLARE S. GOLNICK, CHARLA GO

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ they executed the same in ~~his~~ their authorized capacity(ies), and that by ~~his~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

Signature Don Benedict

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document GRANT DEED
Number of Pages 1 Date of Document JULY 16, 1993
Signer(s) Other Than Named Above (NONE)

NOTARY PUBLIC

Document 9-1

Lease – APCIC to APCI



STANDARD INDUSTRIAL/COMMERCIAL SINGLE-TENANT LEASE -- NET

(DO NOT USE THIS FORM FOR MULTI-TENANT BUILDINGS)

1. Basic Provisions ("Basic Provisions").

1.1 Parties: This Lease ("Lease"), dated for reference purposes only, November 15, 1999, is made by and between APC Investment Company, a California corporation ("Lessor") and Associated Plating Acquisition Corp., a Delaware corporation ("Lessee"), (collectively the "Parties," or individually a "Party").

1.2 Premises: That certain real property, including all improvements therein or to be provided by Lessor under the terms of this Lease, and commonly known as 9636 Ann Street, Santa Fe Springs, located in the County of Los Angeles, State of California, and generally described as (describe briefly the nature of the property and, if applicable, the "Project", if the property is located within a Project) a parcel of approximately 1.28 acres, improved with a concrete tilt up industrial building of approximately 17,200 square feet and other improvements

("Premises"). (See also Paragraph 2)

1.3 Term: 10 years and 1/2 months ("Original Term") commencing November 15, 1999 ("Commencement Date") and ending November 30, 2009 ("Expiration Date"). (See also Paragraph 3)

1.4 Early Possession: N/A ("Early Possession Date"). (See also Paragraphs 3.2 and 3.3)

1.5 Base Rent: \$8425 per month ("Base Rent"), payable on the first day of each month commencing January 1, 2000. (See also Paragraph 4)

☒ If this box is checked, there are provisions in this Lease for the Base Rent to be adjusted.

1.6 Base Rent Paid Upon Execution: \$12,637.50 to be paid within five business days of execution. as Base Rent for the period November 15, 1999 through December 31, 1999

1.7 Security Deposit: \$None ("Security Deposit"). (See also Paragraph 5)

1.8 Agreed Use: operation of a commercial plating business or any other business permitted under applicable governmental zoning regulations (See also Paragraph 6)

1.9 Insuring Party: ~~Lessor~~ Lessee is the "Insuring Party" unless otherwise stated herein. (See also Paragraph 8)

1.10 Real Estate Brokers: (See also Paragraph 15)

(a) Representation: The following real estate brokers (collectively, the "Brokers") and brokerage relationships exist in this transaction (check applicable boxes):

- ☐ None represents Lessor exclusively ("Lessor's Broker");
☐ None represents Lessee exclusively ("Lessee's Broker"); or
☐ None represents both Lessor and Lessee ("Dual Agency").

(b) Payment to Brokers: Upon execution and delivery of this Lease by both Parties, Lessor shall pay to the Broker the fee agreed to in their separate written agreement (or if there is no such agreement, the sum of N/A % of the total Base Rent for the brokerage services rendered by said Broker).

1.11 Guarantor. The obligations of the Lessee under this Lease are to be guaranteed by Connector Service Corporation, a Delaware corporation ("Guarantor"). (See also Paragraph 37)

1.12 Addenda and Exhibits. Attached hereto is an Addendum or Addenda consisting of Paragraphs 50 through 62 and Exhibits A, all of which constitute a part of this Lease.

2. Premises.

2.1 Letting. Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the Premises, for the term, at the rental, and upon all of the terms, covenants and conditions set forth in this Lease. Unless otherwise provided herein, any statement of size set forth in this Lease, or that may have been used in calculating rental, is an approximation which the Parties agree is reasonable and the rental based thereon is not subject to revision whether or not the actual size is more or less.

2.2 Condition. Lessor shall deliver the Premises to Lessee broom clean and free of debris on the Commencement Date or the Early Possession Date, whichever first occurs ("Start Date"), and, so long as the required service contracts described in Paragraph 7.1(b) below are obtained by Lessee within thirty (30) days following the Start Date, warrants that the existing electrical, plumbing, fire sprinkler, lighting, heating, ventilating and air conditioning systems ("HVAC"), loading doors, if any, and all other such elements in the Premises, other than those constructed by Lessee, shall be in good operating condition on said date and that the structural elements of the roof, bearing walls and foundation of any buildings on the Premises (the "Building") shall be free of material defects. If a non-compliance with said warranty exists as of the Start Date, Lessor shall, as Lessor's sole obligation with respect to such matter, except as otherwise provided in this Lease, promptly after receipt of written notice from Lessee setting forth with specificity the nature and extent of such non-compliance, rectify same at Lessor's

expense. If, after the Start Date, Lessee does not give Lessor written notice of any non-compliance with this warranty within: (i) one year as to the surface of the roof and the structural portions of the roof, foundations and bearing walls, (ii) six (6) months as to the HVAC systems, (iii) thirty (30) days as to the remaining systems and other elements of the Building, correction of such non-compliance shall be the obligation of Lessee at Lessee's sole cost and expense.

2.3 Compliance. Lessor warrants that the improvements on the Premises comply with all applicable laws, covenants or restrictions of record, building codes, regulations and ordinances ("Applicable Requirements") in effect on the Start Date. Said warranty does not apply to the use to which Lessee will use the Premises or to any Alterations or Utility Installations (as defined in Paragraph 7.3(a)) made or to be made by Lessee. NOTE: Lessee is responsible for determining whether or not the zoning is appropriate for Lessee's intended use, and acknowledges that past uses of the Premises may no longer be allowed. If the Premises do not comply with said warranty, Lessor shall, except as otherwise provided, promptly after receipt of written notice from Lessee setting forth with specificity the nature and extent of such non-compliance, rectify the same at Lessor's expense. If Lessee does not give Lessor written notice of a non-compliance with this warranty within six (6) months following the Start Date, correction of that non-compliance shall be the obligation of Lessee at Lessee's sole cost and expense. If the Applicable Requirements are hereafter changed (as opposed to being in existence at the Start Date, which is addressed in Paragraph 6.2(e) below) so as to require during the term of this Lease the construction of an addition to or an alteration of the Building, the remediation of any Hazardous Substance, or the reinforcement or other physical modification of the Building ("Capital Expenditure"), Lessor and Lessee shall allocate the cost of such work as follows:

(a) Subject to Paragraph 2.3(c) below, if such Capital Expenditures are required as a result of the specific and unique use of the Premises by Lessee as compared with uses by tenants in general, Lessee shall be fully responsible for the cost thereof, provided, however that if such Capital Expenditure is required during the last two (2) years of this Lease and the cost thereof exceeds six (6) months' Base Rent, Lessee may instead terminate this Lease unless Lessor notifies Lessee, in writing, within ten (10) days after receipt of Lessee's termination notice that Lessor has elected to pay the difference between the actual cost thereof and the amount equal to six (6) months' Base Rent. If Lessee elects termination, Lessee shall immediately cease the use of the Premises which requires such Capital Expenditure and deliver to Lessor written notice specifying a termination date at least ninety (90) days thereafter. Such termination date shall, however, in no event be earlier than the last day that Lessee could legally utilize the Premises without commencing such Capital Expenditure.

(b) If such Capital Expenditure is not the result of the specific and unique use of the Premises by Lessee (such as, governmentally mandated seismic modifications), then Lessor and Lessee shall allocate the obligation to pay for such costs pursuant to the provisions of Paragraph 7.1(c); provided, however, that if such Capital Expenditure is required during the last two years of this Lease or if Lessor reasonably determines that it is not economically feasible to pay its share thereof, Lessor shall have the option to terminate this Lease upon ninety (90) days prior written notice to Lessee unless Lessee notifies Lessor, in writing, within ten (10) days after receipt of Lessor's termination notice that Lessee will pay for such Capital Expenditure. If Lessor does not elect to terminate, and fails to tender its share of any such Capital Expenditure, Lessee may advance such funds and deduct same, with interest, from Rent until Lessor's share of such costs have been fully paid. If Lessee is unable to finance Lessor's share, or if the balance of the Rent due and payable for the remainder of this Lease is not sufficient to fully reimburse Lessee on an offset basis, Lessee shall have the right to terminate this Lease upon thirty (30) days written notice to Lessor.

(c) Notwithstanding the above, the provisions concerning Capital Expenditures are intended to apply only to non-voluntary, unexpected, and new Applicable Requirements. If the Capital Expenditures are instead triggered by Lessee as a result of an actual or proposed change in use, change in intensity of use, or modification to the Premises then, and in that event, Lessee shall be fully responsible for the cost thereof, and Lessee shall not have any right to terminate this Lease.

2.4 Acknowledgements. Lessee acknowledges that: (a) it has been advised by Lessor and/or Brokers to satisfy itself with respect to the condition of the Premises (including but not limited to the electrical, HVAC and fire sprinkler systems, security, environmental aspects, and compliance with Applicable Requirements), and their suitability for Lessee's intended use; (b) Lessee has made such investigation as it deems necessary with reference to such matters and assumes all responsibility therefor as the same relate to its occupancy of the Premises; and (c) neither Lessor, Lessor's agents, nor any Broker has made any oral or written representations or warranties with respect to said matters other than as set forth in this Lease. In addition, Lessor acknowledges that: (a) Broker has made no representations, promises or warranties concerning Lessee's ability to honor the Lease or suitability to occupy the Premises; and (b) it is Lessor's sole responsibility to investigate the financial capability and/or suitability of all proposed tenants.

2.5 Lessee as Prior Owner/Occupant. The warranties made by Lessor in Paragraph 2 shall be of no force or effect if immediately prior to the Start Date Lessee was the owner or occupant of the Premises. In such event, Lessee shall be responsible for any necessary corrective work.

3. Term.

3.1 Term. The Commencement Date, Expiration Date and Original Term of this Lease are as specified in Paragraph 1.3.

3.2 Early Possession. If Lessee totally or partially occupies the Premises prior to the Commencement Date, the obligation to pay Base Rent shall be abated for the period of such early possession. All other terms of this Lease (including, but not limited to, the obligations to pay Real Property Taxes and insurance premiums and to maintain the Premises) shall, however, be in effect during such period. Any such early possession shall not affect the Expiration Date.

3.3 Delay in Possession. Lessor agrees to use its best commercially reasonable efforts to deliver possession of the Premises to Lessee by the Commencement Date. If, despite said efforts, Lessor is unable to deliver possession as agreed, Lessor shall not be subject to any liability therefor, nor shall such failure affect the validity of this Lease. Lessee shall not, however, be obligated to pay Rent or perform its other obligations until it receives possession of the Premises. If possession is not delivered within sixty (60) days after the Commencement Date, Lessee may, at its option, by notice in writing within ten (10) days after the end of such sixty (60) day period, cancel this Lease, in which event the Parties shall be discharged from all obligations hereunder. If such written notice is not received by Lessor within said ten (10) day period, Lessee's right to cancel shall terminate. Except as otherwise provided, if possession is not tendered to Lessee by the Start Date and Lessee does not terminate this Lease, as aforesaid, any period of rent abatement that Lessee would otherwise have enjoyed shall run from the date of delivery of possession and continue for a period equal to what Lessee would otherwise have enjoyed under the terms hereof, but minus any days of delay caused by the acts or omissions of Lessee. If possession of the Premises is not delivered within four (4) months after the Commencement Date, this Lease shall terminate unless other agreements are reached between Lessor and Lessee, in writing.

3.4 Lessee Compliance. Lessor shall not be required to tender possession of the Premises to Lessee until Lessee complies with its obligation to provide evidence of insurance (Paragraph 8.5). Pending delivery of such evidence, Lessee shall be required to perform all of its obligations under this Lease from and after the Start Date, including the payment of Rent, notwithstanding Lessor's election to withhold possession pending receipt of such evidence of insurance. Further, if Lessee is required to perform any other conditions prior to or concurrent with the Start Date, the Start Date shall occur but Lessor may elect to withhold possession until such conditions are satisfied.

4. Rent.

4.1 Rent Defined. All monetary obligations of Lessee to Lessor under the terms of this Lease (except for the Security Deposit) are deemed to be rent (rent").

4.2 **Payment.** Lessee shall cause payment of Rent to be received by Lessor in lawful money of the United States, without offset or deduction (except as specifically permitted in this Lease), on or before the day on which it is due. Rent for any period during the term hereof which is for less than one (1) full calendar month shall be prorated based upon the actual number of days of said month. Payment of Rent shall be made to Lessor at its address stated herein or to such other persons or place as Lessor may from time to time designate in writing. Acceptance of a payment which is less than the amount then due shall not be a waiver of Lessor's rights to the balance of such Rent, regardless of Lessor's endorsement of any check so stating.

~~Security Deposit. Lessee shall deposit with Lessor upon execution hereof the Security Deposit as security for Lessee's faithful performance of its obligations under this Lease. If Lessee fails to pay Rent, or otherwise Defaults under this Lease, Lessor may use, apply or retain all or any portion of said Security Deposit for the payment of any amount due Lessor or to reimburse or compensate Lessor for any liability, expense, loss or damage which Lessor may suffer or incur by reason thereof. If Lessor uses or applies all or any portion of said Security Deposit, Lessee shall within ten (10) days after written request therefor deposit monies with Lessor sufficient to restore said Security Deposit to the full amount required by this Lease. If the Base Rent increases during the term of this Lease, Lessee shall, upon written request from Lessor, deposit additional monies with Lessor so that the total amount of the Security Deposit shall at all times bear the same proportion to the increased Base Rent as the initial Security Deposit bore to the initial Base Rent. Should the Agreed Use be amended to accommodate a material change in the business of Lessee or to accommodate a sublessee or assignee, Lessor shall have the right to increase the Security Deposit to the extent necessary, in Lessor's reasonable judgment, to account for any increased wear and tear that the Premises may suffer as a result thereof. If a change in control of Lessee occurs during this Lease and following such change the financial condition of Lessee is, in Lessor's reasonable judgment, significantly reduced, Lessee shall deposit such additional monies with Lessor as shall be sufficient to cause the Security Deposit to be at a commercially reasonable level based on said change in financial condition. Lessor shall not be required to keep the Security Deposit separate from its general accounts. Within fourteen (14) days after the expiration or termination of this Lease, if Lessor elects to apply the Security Deposit only to unpaid Rent, and otherwise within thirty (30) days after the Premises have been vacated pursuant to Paragraph 7.4(c) below, Lessor shall return that portion of the Security Deposit not used or applied by Lessor. No part of the Security Deposit shall be considered to be held in trust, to bear interest or to be prepayment for any monies to be paid by Lessee under this Lease.~~

6. **Use.**

6.1 **Use.** Lessee shall use and occupy the Premises only for the Agreed Use, or any other legal use which is reasonably comparable thereto and for no other purpose. Lessee shall not use or permit the use of the Premises in a manner that is unlawful, creates damage, waste or a nuisance, or that disturbs owners and/or occupants of, or causes damage to neighboring properties. Lessor shall not unreasonably withhold or delay its consent to any written request for a modification of the Agreed Use, so long as the same will not impair the structural integrity of the improvements on the Premises or the mechanical or electrical systems therein, is not significantly more burdensome to the Premises. If Lessor elects to withhold consent, Lessor shall within five (5) business days after such request give written notification of same, which notice shall include an explanation of Lessor's objections to the change in use.

6.2 **Hazardous Substances.**

(a) **Reportable Uses Require Consent.** The term "Hazardous Substance" as used in this Lease shall mean any product, substance, or waste whose presence, use, manufacture, disposal, transportation, or release, either by itself or in combination with other materials expected to be on the Premises, is either: (i) potentially injurious to the public health, safety or welfare, the environment or the Premises, (ii) regulated or monitored by any governmental authority, or (iii) a basis for potential liability of Lessor to any governmental agency or third party under any applicable statute or common law theory. Hazardous Substances shall include, but not be limited to, hydrocarbons, petroleum, gasoline, and/or crude oil or any products, by-products or fractions thereof. Lessee shall not engage in any activity in or on the Premises which constitutes a Reportable Use of Hazardous Substances without the express prior written consent of Lessor and timely compliance (at Lessee's expense) with all Applicable Requirements. "Reportable Use" shall mean (i) the installation or use of any above or below ground storage tank, (ii) the generation, possession, storage, use, transportation, or disposal of a Hazardous Substance that requires a permit from, or with respect to which a report, notice, registration or business plan is required to be filed with, any governmental authority, and/or (iii) the presence at the Premises of a Hazardous Substance with respect to which any Applicable Requirements requires that a notice be given to persons entering or occupying the Premises or neighboring properties. Notwithstanding the foregoing, Lessee may use any ordinary and customary materials reasonably required to be used in the normal course of the Agreed Use, so long as such use is in compliance with all Applicable Requirements, is not a Reportable Use, and does not expose the Premises or neighboring property to any meaningful risk of contamination or damage or expose Lessor to any liability therefor. In addition, Lessor may condition its consent to any Reportable Use upon receiving such additional assurances as Lessor reasonably deems necessary to protect itself, the public, the Premises and/or the environment against damage, contamination, injury and/or liability, including, but not limited to, the installation (and removal on or before Lease expiration or termination) of protective modifications (such as concrete encasements) and/or increasing the Security Deposit.

Lessor hereby consents to the use of hazardous substances that are used in the normal operation of the plating business of Lessee, and Lessee shall not be required to report to the Lessor the use of any such hazardous substances. Lessee shall provide a copy of all reports of the use of hazardous substances submitted to any governmental agency, including those required under CUPRA or any similar program.

(b) **Duty to Inform Lessor.** If Lessee knows, or has reasonable cause to believe, that a Hazardous Substance has come to be located in, on, under or about the Premises, other than as previously consented to by Lessor, Lessee shall immediately give written notice of such fact to Lessor, and provide Lessor with a copy of any report, notice, claim or other documentation which it has concerning the presence of such Hazardous Substance.

(c) **Lessee Remediation.** Lessee shall not cause or permit any Hazardous Substance to be spilled or released in, on, under, or about the Premises (including through the plumbing or sanitary sewer system) and shall promptly, at Lessee's expense, take all investigatory and/or remedial action reasonably recommended, whether or not formally ordered or required, for the cleanup of any contamination of, and for the maintenance, security and/or monitoring of the Premises or neighboring properties, that was caused or materially contributed to by Lessee, or pertaining to or involving any Hazardous Substance brought onto the Premises during the term of this Lease, by or for Lessee, or any third party.

(d) **Lessee Indemnification.** Lessee shall indemnify, defend and hold Lessor, its agents, employees, lenders and ground lessor, if any, harmless from and against any and all loss of rents and/or damages, liabilities, judgments, claims, expenses, penalties, and attorneys' and consultants' fees arising out of or involving any Hazardous Substance brought onto the Premises by or for Lessee, or any third party (provided, however, that Lessee shall have no liability under this Lease with respect to underground migration of any Hazardous Substance under the Premises from adjacent properties). Lessee's obligations shall include, but not be limited to, the effects of any contamination or injury to person, property or the environment created or suffered by Lessee, and the cost of investigation, removal, remediation, restoration and/or abatement, and shall survive the expiration or termination of this Lease. No termination, cancellation or lease agreement entered into by Lessor and Lessee shall release Lessee from its obligations under this Lease with respect to Hazardous Substances, unless specifically so agreed by Lessor in writing at the time of such agreement.

(e) **Lessor Indemnification.** Lessor and its successors and assigns shall indemnify, defend, reimburse and hold Lessee, its employees and lenders, harmless from and against any and all environmental damages, including the cost of remediation, which existed as a result of Hazardous Substances on the Premises prior to the Start Date or which are caused by the gross negligence or willful misconduct of Lessor, its agents or employees. Lessor's obligations, as and when required by the Applicable Requirements, shall include, but not be limited to, the cost of investigation, removal, remediation, restoration and/or abatement, and shall survive the expiration or termination of this Lease.

(f) **Investigations and Remediations.** Lessor shall retain the responsibility and pay for any investigations or remediation measures required by governmental entities having jurisdiction with respect to the existence of Hazardous Substances on the Premises prior to the Start Date, unless such remediation measure is required as a result of Lessee's use (including "Alterations", as defined in Paragraph 7.3(a) below) of the Premises, in which event Lessee shall be responsible for such payment. Lessee shall cooperate fully in any such activities at the request of Lessor, including allowing Lessor and Lessor's agents to have reasonable access to the Premises at reasonable times in order to carry out Lessor's investigative and remedial responsibilities.

(g) **Lessor Termination Option.** If a Hazardous Substance Condition occurs during the term of this Lease, unless Lessee is legally responsible therefor (in which case Lessee shall make the investigation and remediation thereof required by the Applicable Requirements and this Lease shall continue in full force and effect, but subject to Lessor's rights under Paragraph 6.2(d) and Paragraph 13), Lessor may, at Lessor's option, either (i) investigate and remediate such Hazardous Substance Condition, if required, as soon as reasonably possible at Lessor's expense, in which event this Lease shall continue in full force and effect, or (ii) if the estimated cost to remediate such condition exceeds twelve (12) times the then monthly Base Rent or \$100,000, whichever is greater, give written notice to Lessee, within thirty (30) days after receipt by Lessor of knowledge of the occurrence of such Hazardous Substance Condition, of Lessor's desire to terminate this Lease as of the date sixty (60) days following the date of such notice. In the event Lessor elects to give a termination notice, Lessee may, within ten (10) days thereafter, give written notice to Lessor of Lessee's commitment to pay the amount by which the cost of the remediation of such Hazardous Substance Condition exceeds an amount equal to twelve (12) times the then monthly Base Rent or \$100,000, whichever is greater. Lessee shall provide Lessor with said funds or satisfactory assurance thereof within thirty (30) days following such commitment. In such event, this Lease shall continue in full force and effect, and Lessor shall proceed to make such remediation as soon as reasonably possible after the required funds are available. If Lessee does not give such notice and provide the required funds or assurance thereof within the time provided, this Lease shall terminate as of the date specified in Lessor's notice of termination.

(h) **Sharing the Cost of Investigations and Remediations.** Lessor and Lessee acknowledge that the property was used by Associated Plating Company, an affiliate of Lessor, for the operation of a plating business for a period of approximately 21 years prior to the commencement of this lease. The operations of Associated Plating Company and the operations of Lessee involve use of the same or similar hazardous substances. At the termination of this Lease, including any extension, Lessor and Lessee shall share the cost of an initial environmental assessment in proportion to the number of years that the plating business was operated by Lessee on the property and the number of years that the business was operated by Associated Plating Company. If the Lease is terminated at the end of the ten year term, Lessor's share of the cost of the environmental assessment will be 21/31 and Lessee's share will be 10/31. Provided that, if Lessor does not arrange for an environmental assessment to be completed within ninety (90) days of the termination of this Lease, Lessee shall have no obligation for any portion of the cost of such an assessment. Lessor and Lessee shall cooperate in the selection of an expert to conduct the assessment and defining the scope of the assessment.

If an environmental assessment is required by any governmental agency during the term of this lease, including any extensions, because of the substances used by Lessee and Associated Plating Company, the cost of the such assessment shall be shared in the manner described in the preceding paragraph. If such an assessment is required because of substances not used by Lessee or for which the Lessee's use was de minimis, Lessee shall not be required to share the cost of such assessment.

If, as a result of an environmental assessment performed either during the term or following the termination of the lease, it is determined that additional assessment and/or remediation measures are required that are related to hazardous substances used by both Lessee and Associated Plating Company, then the cost of such additional assessment and remediation shall be shared in proportion to the number of years the hazardous substance was used by each responsible party.

Lessee shall have no obligation for the cost of additional assessment and/or remediation measures for any hazardous substance that was not used by Lessee, or the use of which was de minimis when compared to the use by Associated Plating Company. It is specifically agreed that if Lessee's use of perchlorethylene is discontinued within one (1) year of the commencement of this lease such use shall be considered de minimis.

The foregoing shall not apply to any assessment and/or remediation required as a result of an Incident or event occurring during the term of the lease. Lessee shall be solely responsible for any such assessment and remediation, whether or not the hazardous substance involved was used by Associated Plating Company.

If as a result of a pollution condition which occurs during the Lease term it is determined that Lessee is responsible for environmental contamination of the Premises including the land or building, Lessee shall be given a reasonable opportunity to undertake such remediation as shall be necessary to comply with law or otherwise permit the Premises to continue to be used for industrial purposes, which opportunity shall include the right of Lessee to retain consultants and contractors to perform the remediation and the right to negotiate with governmental authorities concerning the remediation and its implementation. Lessor shall cooperate with Lessee and shall permit Lessee to have access to the real property for such environmental investigation and remediation purposes without imposing any access fees or other charges for such access and use of the property if the Lease has expired or been terminated.

6.3 **Lessee's Compliance with Applicable Requirements.** Except as otherwise provided in this Lease, Lessee shall, at Lessee's sole expense, fully, diligently and in a timely manner, materially comply with all Applicable Requirements, the requirements of any applicable fire insurance underwriter or rating bureau, and the recommendations of Lessor's engineers and/or consultants which relate in any manner to the Premises, without regard to whether said requirements are now in effect or become effective after the Start Date. Lessee shall, within ten (10) days after receipt of Lessor's written request, provide Lessor with copies of all permits and other documents, and other information evidencing Lessee's compliance with any Applicable Requirements specified by Lessor, and shall immediately

upon receipt, notify Lessor in writing (with copies of any documents involved) of any threatened or actual claim, notice, citation, warning, complaint or report pertaining to or involving the failure of Lessee or the Premises to comply with any Applicable Requirements.

6.4 Inspection; Compliance. Lessor and Lessor's "Lender" (as defined in Paragraph 30 below) and consultants shall have the right to enter into Premises at any time, in the case of an emergency, and otherwise at reasonable times, for the purpose of inspecting the condition of the Premises and for verifying compliance by Lessee with this Lease. The cost of any such inspections shall be paid by Lessor, unless a violation of Applicable Requirements, or a contamination found to exist or be imminent, or the inspection is requested or ordered by a governmental authority. In such case, Lessee shall upon request reimburse Lessor ... the cost of such inspections, so long as such inspection is reasonably related to the violation or contamination.

7. Maintenance; Repairs; Utility Installations; Trade Fixtures and Alterations.

7.1 Lessee's Obligations.

(a) **In General.** Subject to the provisions of Paragraph 2.2 (Condition), 2.3 (Compliance), 6.3 (Lessee's Compliance with Applicable Requirements), 7.2 (Lessor's Obligations), 9 (Damage or Destruction), and 14 (Condemnation), Lessee shall, at Lessee's sole expense, keep the Premises, Utility Installations, and Alterations in good order, condition and repair (whether or not the portion of the Premises requiring repairs, or the means of repairing the same, are reasonably or readily accessible to Lessee, and whether or not the need for such repairs occurs as a result of Lessee's use, any prior use, the elements or the age of such portion of the Premises), including, but not limited to, all equipment or facilities, such as plumbing, heating, ventilating, air-conditioning, electrical, lighting facilities, boilers, pressure vessels, fire protection system, fixtures, walls (interior and exterior), foundations, ceilings, roofs, floors, windows, doors, plate glass, skylights, landscaping, driveways, parking lots, fences, retaining walls, signs, sidewalks and parkways located in, on, or adjacent to the Premises. Lessee, in keeping the Premises in good order, condition and repair, shall exercise and perform good maintenance practices, specifically including the procurement and maintenance of the service contracts required by Paragraph 7.1(b) below. Lessee's obligations shall include restorations, replacements or renewals when necessary to keep the Premises and all improvements thereon or a part thereof in good order, condition and state of repair. Lessee shall, during the term of this Lease, keep the exterior appearance of the Building in a first-class condition consistent with the exterior appearance of other similar facilities of comparable age and size in the vicinity, including, when necessary, the exterior repainting of the Building.

(b) **Service Contracts.** Lessee shall, at Lessee's sole expense, procure and maintain contracts, with copies to Lessor, in customary form and substance for, and with contractors specializing and experienced in the maintenance of the following equipment and improvements, if any, if and when installed on the Premises: (i) HVAC equipment, (ii) boiler, and pressure vessels, (iii) fire extinguishing systems, including fire alarm and/or smoke detection, (iv) landscaping and irrigation systems, (v) roof covering and drains, (vi) driveways and parking lots (vii) clarifiers (viii) basic utility feed to the perimeter of the Building, and (ix) any other equipment, if reasonably required by Lessor.

(c) **Replacement.** Subject to Lessee's indemnification of Lessor as set forth in Paragraph 8.7 below, and without relieving Lessee of liability resulting from Lessee's failure to exercise and perform good maintenance practices, if the Basic Elements described in Paragraph 7.1(b) cannot be repaired other than at a cost which is in excess of 50% of the cost of replacing such Basic Elements, then such Basic Elements shall be replaced by Lessor, and the cost thereof shall be prorated between the Parties and Lessee shall only be obligated to pay, each month during the remainder of the term of this Lease, on the date on which Base Rent is due, an amount equal to the product of multiplying the cost of such replacement by a fraction, the numerator of which is one, and the denominator of which is the number of months of the useful life of such replacement ~~as such useful life is specified pursuant to Federal income tax regulations or guidelines for depreciation thereof~~ (including interest on the unamortized balance as is then commercially reasonable in the judgment of Lessor's accountants), with Lessee ~~reserving the right to prepay its obligation at any time. It is agreed that the useful life of a major repair or replacement of the roof surface will be equal to the warranty period for such work.~~

7.2 Lessor's Obligations. Subject to the provisions of Paragraphs 2.2 (Condition), 2.3 (Compliance), 9 (Damage or Destruction) and 14 (Condemnation), it is intended by the Parties hereto that Lessor have no obligation, in any manner whatsoever, to repair and maintain the Premises, or the equipment therein, all of which obligations are intended to be that of the Lessee. It is the intention of the Parties that the terms of this Lease govern the respective obligations of the Parties as to maintenance and repair of the Premises, and they expressly waive the benefit of any statute now or hereafter in effect to the extent it is inconsistent with the terms of this Lease.

7.3 Utility Installations; Trade Fixtures; Alterations.

(a) **Definitions; Consent Required.** The term "Utility Installations" refers to all floor and window coverings, air lines, power panels, electrical distribution, security and fire protection systems, communication systems, lighting fixtures, HVAC equipment, plumbing, and fencing in or on the Premises. The term "Trade Fixtures" shall mean Lessee's machinery and equipment that can be removed without doing material damage to the Premises. The term "Alterations" shall mean any modification of the improvements, other than Utility Installations or Trade Fixtures, whether by addition or deletion. "Lessee Owned Alterations and/or Utility Installations" are defined as Alterations and/or Utility Installations made by Lessee that are not yet owned by Lessor pursuant to Paragraph 7.4(a). Lessee shall not make any Alterations or Utility Installations to the Premises without Lessor's prior written consent. Lessee may, however, make non-structural Utility Installations to the interior of the Premises (excluding the roof) without such consent but upon notice to Lessor, as long as they are not visible from the outside, do not involve puncturing, relocating or removing the roof or any existing walls, and the cumulative cost thereof during this Lease as extended does not exceed \$100,000 ~~\$50,000~~ in the aggregate or \$20,000 ~~\$40,000~~ in any one year.

(b) **Consent.** Any Alterations or Utility Installations that Lessee shall desire to make and which require the consent of the Lessor shall be presented to Lessor in written form with detailed plans. Consent shall be deemed conditioned upon Lessee's: (i) acquiring all applicable governmental permits, (ii) furnishing Lessor with copies of both the permits and the plans and specifications prior to commencement of the work, and (iii) compliance with all conditions of said permits and other Applicable Requirements in a prompt and expeditious manner. Any Alterations or Utility Installations shall be performed in a workmanlike manner with good and sufficient materials. Lessee shall promptly upon completion furnish Lessor with as-built plans and specifications. For work which costs an amount equal to the greater of one month's Base Rent, or \$10,000, Lessor may condition its consent upon Lessee providing a lien and completion bond in an amount equal to one and one-half times the estimated cost of such Alteration or Utility Installation and/or upon Lessee's posting an additional Security Deposit with Lessor.

(c) **Indemnification.** Lessee shall pay, when due, all claims for labor or materials furnished or alleged to have been furnished to or for Lessee at or for use on the Premises, which claims are or may be secured by any mechanic's or materialmen's lien against the Premises or any interest therein. Lessee shall give Lessor not less than ten (10) days' notice prior to the commencement of any work in, on or about the Premises, and Lessor shall have the right to post notices of non-responsibility. If Lessee shall contest the validity of any such lien, claim or demand, then Lessee shall, at its sole expense defend and protect itself, Lessor and

Premises against the same and shall pay and satisfy any such adverse judgment that may be rendered thereon before the enforcement thereof. If Lessor shall require, Lessee shall furnish a surety bond in an amount equal to one and one-half times the amount of such contested lien, claim or demand, indemnifying Lessor

against liability for the same. If Lessor elects to participate in any such action, Lessee shall pay Lessor's attorneys' fees and costs.

7.4 Ownership; Removal; Surrender; and Restoration.

(a) **Ownership.** Subject to Lessor's right to require removal or elect ownership as hereinafter provided, all Alterations and Utility Installations made by Lessee shall be the property of Lessee, but considered a part of the Premises. Lessor may, at any time, elect in writing to be the owner of all or any specified part of the Lessee Owned Alterations and Utility Installations. Unless otherwise instructed per Paragraph 7.4(b) hereof, all Lessee Owned Alterations and Utility Installations shall, at the expiration or termination of this Lease, become the property of Lessor and be surrendered by Lessee with the Premises.

(b) **Removal.** By delivery to Lessee of written notice from Lessor not earlier than ninety (90) and not later than thirty (30) days prior to the end of the term of this Lease, Lessor may require that any or all Lessee Owned Alterations or Utility Installations be removed by the expiration or termination of this Lease. Lessor may require the removal at any time of all or any part of any Lessee Owned Alterations or Utility Installations made without the required consent.

(c) **Surrender/Restoration.** Lessee shall surrender the Premises by the Expiration Date or any earlier termination date, with all of the improvements, parts and surfaces thereof broom clean and free of debris, and in good operating order, condition and state of repair, ordinary wear and tear, loss by fire or other casualty and repairs which are the responsibility of Lessor excepted. "Ordinary wear and tear" shall not include any damage or deterioration that would have been prevented by good maintenance practice. Lessee shall repair any damage occasioned by the installation, maintenance or removal of Trade Fixtures, Lessee Owned Alterations and/or Utility Installations, furnishings, and equipment as well as the removal of any storage tank installed by or for Lessee, and the removal, replacement, or remediation of any soil, material or groundwater contaminated by Lessee. Trade Fixtures shall remain the property of Lessee and shall be removed by Lessee. The failure by Lessee to timely vacate the Premises pursuant to this Paragraph 7.4(c) without the express written consent of Lessor shall constitute a holdover under the provisions of Paragraph 26 below.

8. Insurance; Indemnity.

8.1 Payment For Insurance. Lessee shall pay for all insurance required under Paragraph 8 except to the extent of the cost attributable to liability insurance carried by Lessor under Paragraph 8.2(b) in excess of \$2,000,000 per occurrence. Premiums for policy periods commencing prior to or extending beyond the Lease term shall be prorated to correspond to the Lease term. Payment shall be made by Lessee to Lessor within ten (10) days following receipt of an invoice.

8.2 Liability Insurance.

(a) **Carried by Lessee.** Lessee shall obtain and keep in force a Commercial General Liability Policy of Insurance protecting Lessee and Lessor against claims for bodily injury, personal injury and property damage based upon or arising out of the ownership, use, occupancy or maintenance of the Premises and all areas appurtenant thereto. Such insurance shall be on an occurrence basis providing single limit coverage in an amount not less than \$2,000,000 per occurrence with an "Additional Insured-Managers or Lessors of Premises Endorsement" and contain the "Amendment of the Pollution Exclusion Endorsement" for damage caused by heat, smoke or fumes from a hostile fire. The Policy shall not contain any intra-insured exclusions as between insured persons or organizations, but shall include coverage for liability assumed under this Lease as an 'insured contract' for the performance of Lessee's indemnity obligations under this Lease. The limits of said insurance shall not, however, limit the liability of Lessee nor relieve Lessee of any obligation hereunder. All insurance carried by Lessee shall be primary to and not contributory with any similar insurance carried by Lessor, whose insurance shall be considered excess insurance only.

(b) **Carried by Lessor.** Lessor shall maintain liability insurance as described in Paragraph 8.2(a), in addition to, and not in lieu of, the insurance required to be maintained by Lessee. Lessee shall not be named as an additional insured therein.

8.3 Property Insurance - Building, Improvements and Rental Value.

(a) **Building and Improvements.** The Insuring Party shall obtain and keep in force a policy or policies in the name of Lessor, with loss payable to Lessor, any groundlessor, and to any Lender(s) insuring loss or damage to the Premises. The amount of such insurance shall be equal to the full replacement cost of the Premises, as the same shall exist from time to time, or the amount required by any Lenders, but in no event more than the commercially reasonable and available insurable value thereof. If Lessor is the Insuring Party, however, Lessee Owned Alterations and Utility Installations, Trade Fixtures, and Lessee's personal property shall be insured by Lessee under Paragraph 8.4 rather than by Lessor. If the coverage is available and commercially appropriate, such policy or policies shall insure against all risks of direct physical loss or damage (except the perils of flood and/or earthquake unless required by a Lender), including coverage for debris removal and the enforcement of any Applicable Requirements requiring the upgrading, demolition, reconstruction or replacement of any portion of the Premises as the result of a covered loss. Said policy or policies shall also contain an agreed valuation provision in lieu of any coinsurance clause, waiver of subrogation, and inflation guard protection causing an increase in the annual property insurance coverage amount by a factor of not less than the adjusted U.S. Department of Labor Consumer Price Index for All Urban Consumers for the city nearest to where the Premises are located. If such insurance coverage has a deductible clause, the deductible amount shall not exceed \$50,000 4,000 per occurrence, and Lessee shall be liable for such deductible amount in the event of an Insured Loss.

(b) **Rental Value.** The Insuring Party shall obtain and keep in force a policy or policies in the name of Lessor with loss payable to Lessor and any Lender, insuring the loss of the full Rent for one (1) year. Said insurance shall provide that in the event the Lease is terminated by reason of an insured loss, the period of indemnity for such coverage shall be extended beyond the date of the completion of repairs or replacement of the Premises, to provide for one full year's loss of Rent from the date of any such loss. Said insurance shall contain an agreed valuation provision in lieu of any coinsurance clause, and the amount of coverage shall be adjusted annually to reflect the projected Rent otherwise payable by Lessee, for the next twelve (12) month period. Lessee shall be liable for any deductible amount in the event of such loss.

(c) **Adjacent Premises.** If the Premises are part of a larger building, or of a group of buildings owned by Lessor which are adjacent to the Premises, the Lessee shall pay for any increase in the premiums for the property insurance of such building or buildings if said increase is caused by Lessee's acts, omissions, use or occupancy of the Premises.

8.4 Lessee's Property/Business Interruption Insurance.

(a) **Property Damage.** Lessee shall obtain and maintain insurance coverage on all of Lessee's personal property, Trade Fixtures, and Lessee Owned Alterations and Utility Installations. Such insurance shall be full replacement cost coverage with a deductible of not to exceed \$1,000 per occurrence. The proceeds from any such insurance shall be used by Lessee for the replacement of personal property, Trade Fixtures and Lessee Owned Alterations and Utility Installations. Lessee shall provide Lessor with written evidence that such insurance is in force.

(b) **Business Interruption.** Lessee shall obtain and maintain loss of income and extra expense insurance in amounts as will reimburse Lessee for direct or indirect loss of earnings attributable to all perils commonly insured against by prudent lessees in the business of Lessee or attributable to prevention of access to the Premises as a result of such perils.

(c) **No Representation of Adequate Coverage.** Lessor makes no representation that the limits or forms of coverage of insurance specified herein are adequate to cover Lessee's property, business operations or obligations under this Lease.

8.5 Insurance Policies. Insurance required herein shall be by companies duly licensed or admitted to transact business in the state where the Premises are located, and maintaining during the policy term a "General Policyholders Rating" of at least B+, V, as set forth in the most current issue of "Best's Insurance Guide", or such other rating as may be required by a Lender. Lessee shall not do or permit to be done anything which invalidates the required insurance policies. Lessee shall, prior to the Start Date, deliver to Lessor certified copies of policies of such insurance or certificates evidencing the existence and amounts of the required insurance. No such policy shall be cancelable or subject to modification except after thirty (30) days prior written notice to Lessor. Lessee shall, at least thirty (30) days prior to the expiration of such policies, furnish Lessor with evidence of renewals or "insurance binders" evidencing renewal thereof, or Lessor may require such insurance and charge the cost thereof to Lessee, which amount shall be payable by Lessee to Lessor upon demand. Such policies shall be for a term of at least one year, or the length of the remaining term of this Lease, whichever is less. If either Party shall fail to procure and maintain the insurance required to be carried by it, the other Party may, but shall not be required to, procure and maintain the same.

8.6 Waiver of Subrogation. Without affecting any other rights or remedies, Lessee and Lessor each hereby release and relieve the other, and waive their entire right to recover damages against the other, for loss of or damage to its property arising out of or incident to the perils required to be insured against herein. The effect of such releases and waivers is not limited by the amount of insurance carried or required, or by any deductibles applicable hereto. The Parties agree to have their respective property damage insurance carriers waive any right to subrogation that such companies may have against Lessor or Lessee, as the case may be, so long as the insurance is not invalidated thereby.

8.7 Indemnity. Except for Lessor's gross negligence or willful misconduct, Lessee shall indemnify, protect, defend and hold harmless the Premises, Lessor and its agents, Lessor's master or ground lessor, partners and Lenders, from and against any and all claims, loss of rents and/or damages, liens, judgments, penalties, attorneys' and consultants' fees, expenses and/or liabilities arising out of, involving, or in connection with, the use and/or occupancy of the Premises by Lessee. If any action or proceeding is brought against Lessor by reason of any of the foregoing matters, Lessee shall upon notice defend the same at Lessee's expense by counsel reasonably satisfactory to Lessor and Lessor shall cooperate with Lessee in such defense. Lessor need not have first paid any such claim in order to be defended or indemnified.

8.8 Exemption of Lessor from Liability. Lessor shall not be liable for injury or damage to the person or goods, wares, merchandise or other property of Lessee, Lessee's employees, contractors, invitees, customers, or any other person in or about the Premises, whether such damage or injury is caused by or results from fire, steam, electricity, gas, water or rain, or from the breakage, leakage, obstruction or other defects of pipes, fire sprinklers, wires, appliances, plumbing, HVAC or lighting fixtures, or from any other cause, whether the said injury or damage results from conditions arising upon the Premises or upon other portions of the Building of which the Premises are a part, or from other sources or places. Lessor shall not be liable for any damages arising from any act or neglect of any other tenant of Lessor. Notwithstanding Lessor's negligence or breach of this Lease, Lessor shall under no circumstances be liable for injury to Lessee's business or for any loss of income or profit therefrom.

9. Damage or Destruction.

9.1 Definitions.

(a) "**Premises Partial Damage**" shall mean damage or destruction to the improvements on the Premises, other than Lessee Owned Alterations and Utility Installations, which can reasonably be repaired in six (6) months or less from the date of the damage or destruction. Lessor shall notify Lessee in writing within thirty (30) days from the date of the damage or destruction as to whether or not the damage is Partial or Total.

(b) "**Premises Total Destruction**" shall mean damage or destruction to the Premises, other than Lessee Owned Alterations and Utility Installations and Trade Fixtures, which cannot reasonably be repaired in six (6) months or less from the date of the damage or destruction. Lessor shall notify Lessee in writing within thirty (30) days from the date of the damage or destruction as to whether or not the damage is Partial or Total.

(c) "**Insured Loss**" shall mean damage or destruction to improvements on the Premises, other than Lessee Owned Alterations and Utility Installations and Trade Fixtures, which was caused by an event required to be covered by the insurance described in Paragraph 8.3(a), irrespective of any deductible amounts or coverage limits involved.

(d) "**Replacement Cost**" shall mean the cost to repair or rebuild the improvements owned by Lessor at the time of the occurrence to their condition existing immediately prior thereto, including demolition, debris removal and upgrading required by the operation of Applicable Requirements, and without deduction for depreciation.

(e) "**Hazardous Substance Condition**" shall mean the occurrence or discovery of a condition involving the presence of, or a contamination by, a Hazardous Substance as defined in Paragraph 6.2(a), in, on, or under the Premises.

9.2 Partial Damage - Insured Loss. If a Premises Partial Damage that is an Insured Loss occurs, then Lessor shall, at Lessor's expense, repair such damage (but not Lessee's Trade Fixtures or Lessee Owned Alterations and Utility Installations) as soon as reasonably possible and this Lease shall continue in full force and effect; provided, however, that Lessee shall, at Lessor's election, make the repair of any damage or destruction the total cost to repair of which is \$10,000 or less, and, in such event, Lessor shall make any applicable insurance proceeds available to Lessee on a reasonable basis for that purpose. Notwithstanding the foregoing, if the required insurance was not in force or the insurance proceeds are not sufficient to effect such repair, the Insuring Party shall promptly contribute the shortage in proceeds (except as to the deductible which is Lessee's responsibility) as and when required to complete said repairs. In the event, however, such shortage was due to the fact that, by reason of the unique nature of the improvements, full replacement cost insurance coverage was not commercially reasonable and available, Lessor shall have no obligation to pay for the shortage in insurance proceeds or to fully restore the unique aspects of the Premises unless Lessee provides Lessor with the funds to cover same, or adequate assurance thereof, within ten (10) days following receipt of written notice of such shortage and request therefor. If Lessor receives said funds or adequate assurance thereof within said ten (10) day period, the party responsible for making the repairs shall complete them as soon as reasonably possible and this Lease shall remain in full force and effect. If such funds or assurance are not received, Lessor may nevertheless elect by written notice to Lessee within ten (10) days thereafter to: (i) make such restoration and repair as is commercially reasonable with Lessor paying any shortage in proceeds, in which case this Lease shall remain in full force and effect, or have this Lease terminate thirty (30) days thereafter. Lessee shall not be entitled to reimbursement of any funds contributed by Lessee to repair any such damage or destruction. Premises Partial Damage due to flood or earthquake shall be subject to Paragraph 9.3, notwithstanding that there may be some insurance coverage, but the net proceeds of any such insurance shall be made available for the repairs if made by either Party.

9.3 Partial Damage - Uninsured Loss. If a Premises Partial Damage that is not an Insured Loss occurs, unless caused by a negligent or willful act of Lessee (in which event Lessee shall make the repairs at Lessee's expense), Lessor may either: (i) repair such damage as soon as reasonably possible at Lessor's expense, in which event this Lease shall continue in full force and effect, or (ii) terminate this Lease by giving written notice to Lessee within thirty (30) days after receipt by Lessor of knowledge of the occurrence of such damage. Such termination shall be effective sixty (60) days following the date of such notice. In the event Lessor elects to terminate this Lease, Lessee shall have the right within ten (10) days after receipt of the termination notice to give written notice to Lessor of

Lessee's commitment to pay for the repair of such damage without reimbursement from Lessor. Lessee shall provide Lessor with said funds or satisfactory assurance thereof within thirty (30) days after making such commitment. In such event this Lease shall continue in full force and effect, and Lessor shall proceed to make such repairs as soon as reasonably possible after the required funds are available. If Lessee does not make the required commitment, this Lease shall terminate as of the date specified in the termination notice.

9.4 **Total Destruction.** Notwithstanding any other provision hereof, if a Premises Total Destruction occurs, this Lease shall terminate sixty (60) days following such Destruction. If the damage or destruction was caused by the gross negligence or willful misconduct of Lessee, Lessor shall have the right to recover Lessor's damages from Lessee, except as provided in Paragraph 8.6.

9.5 **Damage Near End of Term.** If at any time during the last six (6) months of this Lease there is damage for which the cost to repair exceeds one (1) month's Base Rent, whether or not an Insured Loss, Lessor may terminate this Lease effective sixty (60) days following the date of occurrence of such damage by giving a written termination notice to Lessee within thirty (30) days after the date of occurrence of such damage. Notwithstanding the foregoing, if Lessee at that time has an exercisable option to extend this Lease or to purchase the Premises, then Lessee may preserve this Lease by, (a) exercising such option and (b) providing Lessor with any shortage in insurance proceeds (or adequate assurance thereof) needed to make the repairs on or before the earlier of (i) the date which is ten days after Lessee's receipt of Lessor's written notice purporting to terminate this Lease, or (ii) the day prior to the date upon which such option expires. If Lessee duly exercises such option during such period and provides Lessor with funds (or adequate assurance thereof) to cover any shortage in insurance proceeds, Lessor shall, at Lessor's commercially reasonable expense, repair such damage as soon as reasonably possible and this Lease shall continue in full force and effect. If Lessee fails to exercise such option and provide such funds or assurance during such period, then this Lease shall terminate on the date specified in the termination notice and Lessee's option shall be extinguished.

9.6 **Abatement of Rent; Lessee's Remedies.**

(a) **Abatement.** In the event of Premises Partial Damage or Premises Total Destruction or a Hazardous Substance Condition for which Lessee is not responsible under this Lease, the Rent payable by Lessee for the period required for the repair, remediation or restoration of such damage shall be abated in proportion to the degree to which Lessee's use of the Premises is impaired, but not to exceed the proceeds received from the Rental Value insurance. All other obligations of Lessee hereunder shall be performed by Lessee, and Lessor shall have no liability for any such damage, destruction, remediation, repair or restoration except as provided herein.

(b) **Remedies.** If Lessor shall be obligated to repair or restore the Premises and does not commence, in a substantial and meaningful way, such repair or restoration within ninety (90) days after such obligation shall accrue, Lessee may, at any time prior to the commencement of such repair or restoration, give written notice to Lessor and to any Lenders of which Lessee has actual notice, of Lessee's election to terminate this Lease on a date not less than sixty (60) days following the giving of such notice. If Lessee gives such notice and such repair or restoration is not commenced within thirty (30) days thereafter, this Lease shall terminate as of the date specified in said notice. If the repair or restoration is commenced within said thirty (30) days, this Lease shall continue in full force and effect. "Commence" shall mean either the unconditional authorization of the preparation of the required plans, or the beginning of the actual work on the Premises, whichever first occurs.

9.7 **Termination - Advance Payments.** Upon termination of this Lease pursuant to Paragraph 6.2(g) or Paragraph 9, an equitable adjustment shall be made concerning advance Base Rent and any other advance payments made by Lessee to Lessor. Lessor shall, in addition, return to Lessee so much of Lessee's Security Deposit as has not been, or is not then required to be, used by Lessor.

9.8 **Waive Statutes.** Lessor and Lessee agree that the terms of this Lease shall govern the effect of any damage to or destruction of the Premises with respect to the termination of this Lease and hereby waive the provisions of any present or future statute to the extent inconsistent herewith.

10. **Real Property Taxes.**

10.1 **Definition of "Real Property Taxes."** As used herein, the term "Real Property Taxes" shall include any form of assessment; real estate, general, special, ordinary or extraordinary, or rental levy or tax (other than inheritance, personal income or estate taxes); improvement bond; and/or license fee imposed upon or levied against any legal or equitable interest of Lessor in the Premises, Lessor's right to other income therefrom, and/or Lessor's business of leasing, by any authority having the direct or indirect power to tax and where the funds are generated with reference to the Building address and where the proceeds so generated are to be applied by the city, county or other local taxing authority of a jurisdiction within which the Premises are located. The term "Real Property Taxes" shall also include any tax, fee, levy, assessment or charge, or any increase therein, imposed by reason of events occurring during the term of this Lease, including but not limited to, a change in the ownership of the Premises.

10.2 **Payment of Taxes.** On or before April 1 and December 1 of each year during the term of this lease, Lessee shall pay to Lessor the amount of the Real Property Tax installment that is due on or before April 10 and December 10. Provided that Lessor shall have provided Lessee with a copy of the Los Angeles County Real Property Tax Bill within 30 days of the date the first installment is due for the fiscal year. Real property taxes payable by Lessee during the term of the Lease shall be prorated as to the part of the tax year (July 1 - June 30) which is included within the term of the Lease. A copy of the tax bill for the fiscal year 1999-2000 is attached as Exhibit A. The prorated tax due from Lessee to Lessor for the tax year July 1, 1999 through June 30, 2000 is \$4817.40, of which \$963.46 is due on or before December 1, 1999 and \$3,853.84 is due on or before April 1, 2000.

(a) **Payment of Taxes.** Lessee shall pay the Real Property Taxes applicable to the Premises during the term of this Lease. Subject to Paragraph 10.2(b), all such payments shall be made at least ten (10) days prior to any delinquency date. Lessee shall promptly furnish Lessor with satisfactory evidence that such taxes have been paid. If any such taxes shall cover any period of time prior to or after the expiration or termination of this Lease, Lessee's share of such taxes shall be prorated to cover only that portion of the tax bill applicable to the period that this Lease is in effect, and Lessor shall reimburse Lessee for any overpayment. If Lessee shall fail to pay any required Real Property Taxes, Lessor shall have the right to pay the same, and Lessee shall reimburse Lessor therefor upon demand.

(b) **Advance Payment.** In the event Lessee incurs a late charge on any Rent payment, Lessor may, at Lessor's option, estimate the current Real Property Taxes, and require that such taxes be paid in advance to Lessor by Lessee, either: (i) in a lump sum amount equal to the installment due, at least twenty (20) days prior to the applicable delinquency date, or (ii) monthly in advance with the payment of the Base Rent. If Lessor elects to require payment monthly in advance, the monthly payment shall be an amount equal to the amount of the estimated installment of taxes divided by the number of months remaining before the month in which said installment becomes delinquent. When the actual amount of the applicable tax bill is known, the amount of such equal monthly advance payments shall be adjusted as required to provide the funds needed to pay the applicable taxes. If the amount collected by Lessor is insufficient to pay such Real Property Taxes when due, Lessee shall pay Lessor, upon demand, such additional sums as are necessary to pay such obligations. All monies paid to Lessor under this Paragraph may be intermingled with other monies of Lessor and shall not bear interest. In the event of a Breach by Lessee in the performance of its obligations

~~under this Lease, then any balance of funds paid to Lessor under the provisions of this Paragraph may, at the option of Lessor, be treated as an additional Security Deposit.~~

10.3 Joint Assessment. If the Premises are not separately assessed, Lessee's liability shall be an equitable proportion of the Real Property Taxes for all of the land and improvements included within the tax parcel assessed, such proportion to be conclusively determined by Lessor from the respective valuations assigned in the assessor's work sheets or such other information as may be reasonably available.

10.4 Personal Property Taxes. Lessee shall pay, prior to delinquency, all taxes assessed against and levied upon Lessee Owned Alterations, Utility Installations, Trade Fixtures, furnishings, equipment and all personal property of Lessee. When possible, Lessee shall cause such property to be assessed and billed separately from the real property of Lessor. If any of Lessee's said personal property shall be assessed with Lessor's real property, Lessee shall pay Lessor the taxes attributable to Lessee's property within ten (10) days after receipt of a written statement.

11. Utilities. Lessee shall pay for all water, gas, heat, light, power, telephone, trash disposal and other utilities and services supplied to the Premises, together with any taxes thereon. If any such services are not separately metered to Lessee, Lessee shall pay a reasonable proportion, to be determined by Lessor, of all charges jointly metered.

12. Assignment and Subletting.

12.1 Lessor's Consent Required.

(a) Lessee shall not voluntarily or by operation of law assign, transfer, mortgage or encumber (collectively, "assign or assignment") or sublet all or any part of Lessee's interest in this Lease or in the Premises without Lessor's prior written consent.

~~(b) A change in the control of Lessee shall constitute an assignment requiring consent. The transfer, on a cumulative basis, of twenty-five percent (25%) or more of the voting control of Lessee shall constitute a change in control for this purpose.~~

~~(c) The involvement of Lessee or its assets in any transaction or series of transactions (by way of merger, sale, acquisition, financing, transfer, leveraged buy out or otherwise), whether or not a formal assignment or hypothecation of this Lease or Lessee's assets occurs, which results or will result in a reduction of the Net Worth of Lessee by an amount greater than twenty-five percent (25%) of such Net Worth as it was represented at the time of the execution of this Lease or at the time of the most recent assignment to which Lessor has consented, or as it exists immediately prior to said transaction or transactions constituting such reduction, whichever was or is greater, shall be considered an assignment of this Lease to which Lessor may withhold its consent. "Net Worth of Lessee" shall mean the net worth of Lessee (excluding any guarantors) established under generally accepted accounting principles.~~

(d) An assignment or subletting without consent shall, at Lessor's option, be a Default curable after notice per Paragraph 13.1(c), or a noncurable Breach without the necessity of any notice and grace period. If Lessor elects to treat such unapproved assignment or subletting as a noncurable Breach, Lessor may either: (i) terminate this Lease, or (ii) upon thirty (30) days written notice, increase the monthly Base Rent to one hundred ten percent (110%) of the Base Rent then in effect. Further, in the event of such Breach and rental adjustment, (i) the purchase price of any option to purchase the Premises held by Lessee shall be subject to similar adjustment to one hundred ten percent (110%) of the price previously in effect, and (ii) all fixed and non-fixed rental adjustments scheduled during the remainder of the Lease term shall be increased to One Hundred Ten Percent (110%) of the scheduled adjusted rent.

(e) Lessee's remedy for any breach of Paragraph 12.1 by Lessor shall be limited to compensatory damages and/or injunctive relief.

12.2 Terms and Conditions Applicable to Assignment and Subletting.

(a) Regardless of Lessor's consent, any assignment or subletting shall not: (i) be effective without the express written assumption by such assignee or sublessee of the obligations of Lessee under this Lease; (ii) release Lessee of any obligations hereunder; or (iii) alter the primary liability of Lessee for the payment of Rent or for the performance of any other obligations to be performed by Lessee.

(b) Lessor may accept Rent or performance of Lessee's obligations from any person other than Lessee pending approval or disapproval of an assignment. Neither a delay in the approval or disapproval of such assignment nor the acceptance of Rent or performance shall constitute a waiver or estoppel of Lessor's right to exercise its remedies for Lessee's Default or Breach.

(c) Lessor's consent to any assignment or subletting shall not constitute a consent to any subsequent assignment or subletting.

(d) In the event of any Default or Breach by Lessee, Lessor may proceed directly against Lessee, any Guarantors or anyone else responsible for the performance of Lessee's obligations under this Lease, including any assignee or sublessee, without first exhausting Lessor's remedies against any other person or entity responsible therefore to Lessor, or any security held by Lessor.

(e) Each request for consent to an assignment or subletting shall be in writing, accompanied by information relevant to Lessor's determination as to the financial and operational responsibility and appropriateness of the proposed assignee or sublessee, including but not limited to the intended use and/or required modification of the Premises, if any, together with a fee of \$1,000 or ten percent (10%) of the current monthly Base Rent applicable to the portion of the Premises which is the subject of the proposed assignment or sublease, whichever is greater, as consideration for Lessor's considering and processing said request. Lessee agrees to provide Lessor with such other or additional information and/or documentation as may be reasonably requested.

(f) Any assignee of, or sublessee under, this Lease shall, by reason of accepting such assignment or entering into such sublease, be deemed to have assumed and agreed to conform and comply with each and every term, covenant, condition and obligation herein to be observed or performed by Lessee during the term of said assignment or sublease, other than such obligations as are contrary to or inconsistent with provisions of an assignment or sublease to which Lessor has specifically consented to in writing.

12.3 Additional Terms and Conditions Applicable to Subletting. The following terms and conditions shall apply to any subletting by Lessee of all or any part of the Premises and shall be deemed included in all subleases under this Lease whether or not expressly incorporated therein:

(a) Lessee hereby assigns and transfers to Lessor all of Lessee's interest in all Rent payable on any sublease, and Lessor may collect such Rent and apply same toward Lessee's obligations under this Lease; provided, however, that until a Breach shall occur in the performance of Lessee's obligations, Lessee may collect said Rent. Lessor shall not, by reason of the foregoing or any assignment of such sublease, nor by reason of the collection of Rent, be deemed liable to the sublessee for any failure of Lessee to perform and comply with any of Lessee's obligations to such sublessee. Lessee hereby irrevocably authorizes and directs any such sublessee, upon receipt of a written notice from Lessor stating that a Breach exists in the performance of Lessee's obligations under this Lease, to pay to Lessor all Rent due and to become due under the sublease. Sublessee shall rely upon any such notice from Lessor and shall pay all Rents to Lessor without any obligation or right to inquire as to whether such Breach exists, notwithstanding any claim from Lessee to the contrary.

(b) In the event of a Breach by Lessee, Lessor may, at its option, require sublessee to attorn to Lessor, in which event Lessor shall undertake the obligations of the sublessor under such sublease from the time of the exercise of said option to the expiration of such sublease; provided, however, Lessor shall not be liable for any prepaid rents or security deposit paid by such sublessee to such sublessor or for any prior Defaults or Breaches of such sublessor.

(c) Any matter requiring the consent of the sublessor under a sublease shall also require the consent of Lessor.

(d) No sublessee shall further assign or sublet all or any part of the Premises without Lessor's prior written consent.

(e) Lessor shall deliver a copy of any notice of Default or Breach by Lessee to the sublessee, who shall have the right to cure the Default of Lessee within the grace period, if any, specified in such notice. The sublessee shall have a right of reimbursement and offset from and against Lessee for any such Defaults cured by the sublessee.

13. Default; Breach; Remedies.

13.1 Default; Breach. A "Default" is defined as a failure by the Lessee to comply with or perform any of the terms, covenants, conditions or rules under this Lease. A "Breach" is defined as the occurrence of one or more of the following Defaults, and the failure of Lessee to cure such Default within any applicable grace period:

(a) The abandonment of the Premises; or the vacating of the Premises without providing a commercially reasonable level of security, or where the coverage of the property insurance described in Paragraph 8.3 is jeopardized as a result thereof, or without providing reasonable assurances to minimize potential vandalism.

(b) The failure of Lessee to make any payment of Rent or any Security Deposit required to be made by Lessee hereunder, whether to Lessor or to a third party, when due, to provide reasonable evidence of insurance or surety bond, or to fulfill any obligation under this Lease which endangers or threatens life or property, where such failure continues for a period of ten (10) ~~three (3)~~ business days following written notice to Lessee.

(c) The failure by Lessee to provide (i) reasonable written evidence of compliance with Applicable Requirements, (ii) the service contracts, (iii) the rescission of an unauthorized assignment or subletting, (iv) a Estoppel Certificate, (v) a requested subordination, (vi) evidence concerning any guaranty and/or Guarantor, (vii) any document requested under Paragraph 42 (easements), or (viii) any other documentation or information which Lessor may reasonably require of Lessee under the terms of this Lease, where any such failure continues for a period of ten (10) days following written notice to Lessee.

(d) A Default by Lessee as to the terms, covenants, conditions or provisions of this Lease, or of the rules adopted under Paragraph 40 hereof, other than those described in subparagraphs 13.1(a), (b) or (c), above, where such Default continues for a period of thirty (30) days after written notice; provided, however, that if the nature of Lessee's Default is such that more than thirty (30) days are reasonably required for its cure, then it shall not be deemed to be a Breach if Lessee commences such cure within said thirty (30) day period and thereafter diligently prosecutes such cure to completion.

(e) The occurrence of any of the following events: (i) the making of any general arrangement or assignment for the benefit of creditors; (ii) becoming a "debtor" as defined in 11 U.S.C. § 101 or any successor statute thereto (unless, in the case of a petition filed against Lessee, the same is dismissed within sixty (60) days); (iii) the appointment of a trustee or receiver to take possession of substantially all of Lessee's assets located at the Premises or of Lessee's interest in this Lease, where possession is not restored to Lessee within thirty (30) days; or (iv) the attachment, execution or other judicial seizure of substantially all of Lessee's assets located at the Premises or of Lessee's interest in this Lease, where such seizure is not discharged within thirty (30) days; provided, however, in the event that any provision of this subparagraph 13.1 (e) is contrary to any applicable law, such provision shall be of no force or effect, and not affect the validity of the remaining provisions.

~~(f) The discovery that any financial statement of Lessee or of any Guarantor given to Lessor was materially false.~~

~~(g) If the performance of Lessee's obligations under this Lease is guaranteed: (i) the death of a Guarantor; (ii) the termination of a Guarantor's liability with respect to this Lease other than in accordance with the terms of such guaranty; (iii) a Guarantor's becoming insolvent or the subject of a bankruptcy filing; (iv) a Guarantor's refusal to honor the guaranty; or (v) a Guarantor's breach of its guaranty obligation on an anticipatory basis, and Lessee's failure, within sixty (60) days following written notice of any such event, to provide written alternative assurance or security, which, when coupled with the then-existing resources of Lessee, equals or exceeds the combined financial resources of Lessee and the Guarantors that existed at the time of execution of this Lease.~~

13.2 Remedies. If Lessee fails to perform any of its affirmative duties or obligations, within ten (10) days after written notice (or in case of an emergency, without notice), Lessor may, at its option, perform such duty or obligation on Lessee's behalf, including but not limited to the obtaining of reasonably required bonds, insurance policies, or governmental licenses, permits or approvals. The costs and expenses of any such performance by Lessor shall be due and payable by Lessee upon receipt of invoice therefor. If any check given to Lessor by Lessee shall not be honored by the bank upon which it is drawn, Lessor, at its option, may require all future payments to be made by Lessee to be by cashier's check. In the event of a Breach, Lessor may, with or without further notice or demand, and without limiting Lessor in the exercise of any right or remedy which Lessor may have by reason of such Breach:

(a) Terminate Lessee's right to possession of the Premises by any lawful means, in which case this Lease shall terminate and Lessee shall immediately surrender possession to Lessor. In such event Lessor shall be entitled to recover from Lessee: (i) the unpaid Rent which had been earned at the time of termination; (ii) the worth at the time of award of the amount by which the unpaid rent which would have been earned after termination until the time of award exceeds the amount of such rental loss that the Lessee proves could have been reasonably avoided; (iii) the worth at the time of award of the amount by which the unpaid rent for the balance of the term after the time of award exceeds the amount of such rental loss that the Lessee proves could be reasonably avoided; and (iv) any other amount necessary to compensate Lessor for all the detriment proximately caused by the Lessee's failure to perform its obligations under this Lease or which in the ordinary course of things would be likely to result therefrom, including but not limited to the cost of recovering possession of the Premises, expenses of reletting, including necessary renovation and alteration of the Premises, reasonable attorneys' fees, and that portion of any leasing commission paid by Lessor in connection with this Lease applicable to the unexpired term of this Lease. The worth at the time of award of the amount referred to in provision (iii) of the immediately preceding sentence shall be computed by discounting such amount at the discount rate of the Federal Reserve Bank of the District within which the Premises are located at the time of award plus one percent (1%). Efforts by Lessor to mitigate damages caused by Lessee's Breach of this Lease shall not waive Lessor's right to recover damages under Paragraph 12. If termination of this Lease is obtained through the provisional remedy of unlawful detainer, Lessor shall have the right to recover in such proceeding any unpaid Rent and damages as are recoverable therein, or Lessor may reserve the right to recover all or any part thereof in a separate suit. If a notice and grace period required under Paragraph 13.1 was not previously given, a notice to pay rent or quit, or to perform or quit given to Lessee under the unlawful detainer statute shall also constitute the notice required by Paragraph 13.1. In such case, the applicable grace period required by Paragraph 13.1 and the unlawful detainer statute shall run concurrently, and the failure of Lessee to cure the Default within the greater of the two such grace periods shall constitute both an unlawful detainer and a Breach of this Lease entitling Lessor to the remedies provided for in this Lease and/or by said statute.

(b) Continue the Lease and Lessee's right to possession and recover the Rent as it becomes due, in which event Lessee may sublet or assign, subject only to reasonable limitations. Acts of maintenance, efforts to relet, and/or the appointment of a receiver to protect the Lessor's interests, shall not constitute a termination of the Lessee's right to possession.

(c) Pursue any other remedy now or hereafter available under the laws or judicial decisions of the state wherein the Premises are located. The expiration or termination of this Lease and/or the termination of Lessee's right to possession shall not relieve Lessee from liability under any indemnity provisions of this Lease as to matters occurring or accruing during the term hereof or by reason of Lessee's occupancy of the Premises.

~~13.3 Inducement Recapture. Any agreement for free or abated rent or other charges, or for the giving or paying by Lessor to or for Lessee of any cash or other bonus, inducement or consideration for Lessee's entering into this Lease, all of which concessions are hereinafter referred to as "Inducement Provisions," shall be deemed conditioned upon Lessee's full and faithful performance of all of the terms, covenants and conditions of this Lease. Upon Breach of this Lease by Lessee, any such Inducement Provision shall automatically be deemed deleted from this Lease and of no further force or effect, and any rent, other charge, bonus, inducement or consideration theretofore abated, given or paid by Lessor under such an Inducement Provision shall be immediately due and payable to Lessor, notwithstanding any subsequent cure of said Breach by Lessee. The acceptance by Lessor of Rent or the cure of the Breach which initiated the operation of this paragraph shall not be deemed a waiver by Lessor of the provisions of this paragraph unless specifically so stated in writing by Lessor at the time of such acceptance.~~

13.4 **Late Charges.** Lessee hereby acknowledges that late payment by Lessee of Rent will cause Lessor to incur costs not contemplated by this Lease, the exact amount of which will be extremely difficult to ascertain. Such costs include, but are not limited to, processing and accounting charges, and late charges which may be imposed upon Lessor by any Lender. Accordingly, if any Rent shall not be received by Lessor within ten (10) ~~five (5)~~ days after Lessor has given notice in accordance with paragraph 13.1, ~~such amount shall be due~~; then, without any requirement for notice to Lessee, Lessee shall pay to Lessor a one-time late charge equal to five (5%) ~~ten percent (10%)~~ of each such overdue amount. The Parties hereby agree that such late charge represents a fair and reasonable estimate of the costs Lessor will incur by reason of such late payment. Acceptance of such late charge by Lessor shall in no event constitute a waiver of Lessee's Default or Breach with respect to such overdue amount, nor prevent the exercise of any of the other rights and remedies granted hereunder. ~~In the event that a late charge is payable hereunder, whether or not collected, for three (3) consecutive installments of Base Rent, then notwithstanding any provision of this Lease to the contrary, Base Rent shall, at Lessor's option, become due and payable quarterly in advance.~~

13.5 **Interest.** Any monetary payment due Lessor hereunder, other than late charges, not received by Lessor, when due as to scheduled payments (such as Base Rent) or within thirty (30) days following the date on which it was due for non-scheduled payment, shall bear interest from the date when due, as to scheduled payments, or the thirty-first (31st) day after it was due as to non-scheduled payments. The interest ("Interest") charged shall be equal to the prime rate reported in the Wall Street Journal as published closest prior to the date when due plus four percent (4%), but shall not exceed the maximum rate allowed by law. Interest is payable in addition to the potential late charge provided for in Paragraph 13.4.

13.6 **Breach by Lessor.**

(a) **Notice of Breach.** Lessor shall not be deemed in breach of this Lease unless Lessor fails within a reasonable time to perform an obligation required to be performed by Lessor. For purposes of this Paragraph, a reasonable time shall in no event be less than thirty (30) days after receipt by Lessor, and any Lender whose name and address shall have been furnished Lessee in writing for such purpose, of written notice specifying wherein such obligation of Lessor has not been performed; provided, however, that if the nature of Lessor's obligation is such that more than thirty (30) days are reasonably required for its performance, then Lessor shall not be in breach if performance is commenced within such thirty (30) day period and thereafter diligently pursued to completion.

(b) **Performance by Lessee on Behalf of Lessor.** In the event that neither Lessor nor Lender cures said breach within thirty (30) days after receipt of said notice, or if having commenced said cure they do not diligently pursue it to completion, then Lessee may elect to cure said breach at Lessee's expense and offset from Rent an amount equal to the greater of one month's Base Rent or the Security Deposit, and to pay an excess of such expense under protest, reserving Lessee's right to reimbursement from Lessor. Lessee shall document the cost of said cure and supply said documentation to Lessor.

14. **Condemnation.** If the Premises or any portion thereof are taken under the power of eminent domain or sold under the threat of the exercise of said power (collectively "Condemnation"), this Lease shall terminate as to the part taken as of the date the condemning authority takes title or possession, whichever first occurs. If more than ten percent (10%) of any building portion of the Premises, or more than twenty-five percent (25%) of the land area portion of the Premises not occupied by any building, is taken by Condemnation, Lessee may, at Lessee's option, to be exercised in writing within thirty (30) ~~ten (10)~~ days after Lessor shall have given Lessee written notice of such taking (or in the absence of such notice, within ten (10) days after the condemning authority shall have taken possession) terminate this Lease as of the date the condemning authority takes such possession. If Lessee does not terminate this Lease in accordance with the foregoing, this Lease shall remain in full force and effect as to the portion of the Premises remaining, except that the Base Rent shall be reduced in proportion to the reduction in utility of the Premises caused by such Condemnation. Condemnation awards and/or payments shall be the property of Lessor, whether such award shall be made as compensation for diminution in value of the leasehold, the value of the part taken, or for severance damages; provided, however, that Lessee shall be entitled to any compensation for Lessee's relocation expenses, loss of business goodwill and/or Trade Fixtures, without regard to whether or not this Lease is terminated pursuant to the provisions of this Paragraph. All Alterations and Utility Installations made to the Premises by Lessee, for purposes of Condemnation only, shall be considered the property of the Lessee and Lessee shall be entitled to any and all compensation which is payable therefor. In the event that this Lease is not terminated by reason of the Condemnation, Lessor shall repair any damage to the Premises caused by such Condemnation.

15. **Brokers' Fee.**

15.1 **Additional Commission.** In addition to the payments owed pursuant to Paragraph 1.10 above, and unless Lessor and the Brokers otherwise agree in writing, Lessor agrees that: (a) if Lessee exercises any Option, (b) if Lessee acquires any rights to the Premises or other premises owned by Lessor and located within the same Project, if any, within which the Premises is located, (c) if Lessee remains in possession of the Premises, with the consent of Lessor, after the expiration of this Lease, or (d) if Base Rent is increased, whether by agreement or operation of an escalation clause herein, then, Lessor shall pay Brokers a fee in accordance with the schedule of said Brokers in effect at the time of the execution of this Lease.

15.2 **Assumption of Obligations.** Any buyer or transferee of Lessor's interest in this Lease shall be deemed to have assumed Lessor's obligation hereunder. Each Broker shall be a third party beneficiary of the provisions of Paragraphs 1.10, 15, 22 and 31. If Lessor fails to pay to a Broker any amounts due as and for commissions pertaining to this Lease when due, then such amounts shall accrue interest. In addition, if Lessor fails to pay any amounts to Lessee's Broker when due, Lessee's Broker may send written notice to Lessor and Lessee of such failure and if Lessor fails to pay such amounts within ten (10) days after said notice, Lessee shall pay said monies to its Broker and offset such amounts against Rent. In addition, Lessee's Broker shall be deemed to be a third party beneficiary of any commission agreement entered into by and/or between Lessor and Lessor's Broker.

15.3 **Representations and Indemnities of Broker Relationships.** Lessee and Lessor each represent and warrant to the other that it has had no dealings with any person, firm, broker or finder (other than the Brokers, if any) in connection with this Lease, and that no one other than said named Brokers is entitled to any commission or finder's fee in connection herewith. Lessee and Lessor do each hereby agree to indemnify, protect, defend and hold the other harmless from and against liability for compensation or charges which may be claimed by any such unnamed broker, finder or other similar party by reason of any dealings or actions of the indemnifying Party, including any costs, expenses, and/or attorneys' fees reasonably incurred with respect thereto.

Estoppel Certificates.

(a) Each Party (as "Responding Party") shall within ten (10) days after written notice from the other Party (the "Requesting Party") execute,

acknowledge and deliver to the Requesting Party a statement in writing in form similar to the then most current "Estoppel Certificate" form published by the American Industrial Real Estate Association, plus such additional information, confirmation and/or statements as may be reasonably requested by the Requesting Party.

(b) If the Responding Party shall fail to execute or deliver the Estoppel Certificate within such ten day period, the Requesting Party may execute an Estoppel Certificate stating that: (i) the Lease is in full force and effect without modification except as may be represented by the Requesting Party, (ii) there are no uncorrected defaults in the Requesting Party's performance, and (iii) if Lessor is the Requesting Party, not more than one month's Rent has been paid in advance. Prospective purchasers and encumbrancers may rely upon the Requesting Party's Estoppel Certificate, and the Responding Party shall be estopped from denying the truth of the facts contained in said Certificate.

(c) If Lessor desires to finance, refinance, or sell the Premises, or any part thereof, Lessee and all Guarantors shall deliver to any potential lender or purchaser designated by Lessor such financial statements as may be reasonably required by such lender or purchaser, including, but not limited to, Lessee's financial statements for the past three (3) years. All such financial statements shall be received by Lessor and such lender or purchaser in confidence and shall be used only for the purposes herein set forth.

17. **Definition of Lessor.** The term "Lessor" as used herein shall mean the owner or owners at the time in question of the fee title to the Premises, or, if this is a sublease, of the Lessee's interest in the prior lease. In the event of a transfer of Lessor's title or interest in the Premises or this Lease, Lessor shall deliver to the transferee or assignee (in cash or by credit) any unused Security Deposit held by Lessor. Except as provided in Paragraph 15, upon such transfer or assignment and delivery of the Security Deposit, as aforesaid, the prior Lessor shall be relieved of all liability with respect to the obligations and/or covenants under this Lease thereafter to be performed by the Lessor. Subject to the foregoing, the obligations and/or covenants in this Lease to be performed by the Lessor shall be binding only upon the Lessor as hereinabove defined. Notwithstanding the above, and subject to the provisions of Paragraph 20 below, the original Lessor under this Lease, and all subsequent holders of the Lessor's interest in this Lease shall remain liable and responsible with regard to the potential duties and liabilities of Lessor pertaining to Hazardous Substances as outlined in Paragraph 6 above.

18. **Severability.** The invalidity of any provision of this Lease, as determined by a court of competent jurisdiction, shall in no way affect the validity of any other provision hereof.

19. **Days.** Unless otherwise specifically indicated to the contrary, the word "days" as used in this Lease shall mean and refer to calendar days.

20. **Limitation on Liability.** Subject to the provisions of Paragraph 17 above, the obligations of Lessor under this Lease shall not constitute personal obligations of Lessor, the individual partners of Lessor or its or their individual partners, directors, officers or shareholders, and Lessee shall look to the Premises, and to no other assets of Lessor, for the satisfaction of any liability of Lessor with respect to this Lease, and shall not seek recourse against the individual partners of Lessor, or its or their individual partners, directors, officers or shareholders, or any of their personal assets for such satisfaction.

21. **Time of Essence.** Time is of the essence with respect to the performance of all obligations to be performed or observed by the Parties under this Lease.

22. **No Prior or Other Agreements; Broker Disclaimer.** This Lease contains all agreements between the Parties with respect to any matter mentioned herein, and no other prior or contemporaneous agreement or understanding shall be effective. Lessor and Lessee each represents and warrants to the Brokers that it has made, and is relying solely upon, its own investigation as to the nature, quality, character and financial responsibility of the other Party to this Lease and as to the nature, quality and character of the Premises. Brokers have no responsibility with respect thereto or with respect to any default or breach hereof by either Party. The liability (including court costs and Attorneys' fees), of any Broker with respect to negotiation, execution, delivery or performance by either Lessor or Lessee under this Lease or any amendment or modification hereto shall be limited to an amount up to the fee received by such Broker pursuant to this Lease; provided, however, that the foregoing limitation on each Broker's liability shall not be applicable to any gross negligence or willful misconduct of such Broker.

23. **Notices.**

23.1 **Notice Requirements.** All notices required or permitted by this Lease shall be in writing and may be delivered in person (by hand or by courier) or may be sent by regular, certified or registered mail or U.S. Postal Service Express Mail, with postage prepaid, or by facsimile transmission, and shall be deemed sufficiently given if served in a manner specified in this Paragraph 23. The addresses noted adjacent to a Party's signature on this Lease shall be that Party's address for delivery or mailing of notices. Either Party may by written notice to the other specify a different address for notice, except that upon Lessee's taking possession of the Premises, the Premises shall constitute Lessee's address for notice. A copy of all notices to Lessor shall be concurrently transmitted to such party or parties at such addresses as Lessor may from time to time hereafter designate in writing.

23.2 **Date of Notice.** Any notice sent by registered or certified mail, return receipt requested, shall be deemed given on the date of delivery shown on the receipt card, or if no delivery date is shown, the postmark thereon. If sent by regular mail the notice shall be deemed given forty-eight (48) hours after the same is addressed as required herein and mailed with postage prepaid. Notices delivered by United States Express Mail or overnight courier that guarantee next day delivery shall be deemed given twenty-four (24) hours after delivery of the same to the Postal Service or courier. Notices transmitted by facsimile transmission or similar means shall be deemed delivered upon telephone confirmation of receipt, provided a copy is also delivered via delivery or mail. If notice is received on a Saturday, Sunday or legal holiday, it shall be deemed received on the next business day.

24. **Waivers.** No waiver by Lessor of the Default or Breach of any term, covenant or condition hereof by Lessee, shall be deemed a waiver of any other term, covenant or condition hereof, or of any subsequent Default or Breach by Lessee of the same or of any other term, covenant or condition hereof. Lessor's consent to, or approval of, any act shall not be deemed to render unnecessary the obtaining of Lessor's consent to, or approval of, any subsequent or similar act by Lessee, or be construed as the basis of an estoppel to enforce the provision or provisions of this Lease requiring such consent. The acceptance of Rent by Lessor shall not be a waiver of any Default or Breach by Lessee. Any payment by Lessee may be accepted by Lessor on account of monies or damages due Lessor, notwithstanding any qualifying statements or conditions made by Lessee in connection therewith, which such statements and/or conditions shall be of no force or effect whatsoever unless specifically agreed to in writing by Lessor at or before the time of deposit of such payment.

25. **Recording.** Either Lessor or Lessee shall, upon request of the other, execute, acknowledge and deliver to the other a short form memorandum of this Lease for recording purposes. The Party requesting recordation shall be responsible for payment of any fees applicable thereto.

26. **No Right To Holdover.** Lessee has no right to retain possession of the Premises or any part thereof beyond the expiration or termination of this Lease. In the event that Lessee holds over, then the Base Rent shall be increased to one hundred fifty percent (150%) of the Base Rent applicable during the month immediately preceding the expiration or termination. Nothing contained herein shall be construed as consent by Lessor to any holding over by Lessee.

27. **Cumulative Remedies.** No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity.

Covenants and Conditions; Construction of Agreement. All provisions of this Lease to be observed or performed by Lessee are both covenants and conditions. In construing this Lease, all headings and titles are for the convenience of the Parties only and shall not be considered a part of this Lease. Whenever

required by the context, the singular shall include the plural and vice versa. This Lease shall not be construed as if prepared by one of the Parties, but rather according to its fair meaning as a whole, as if both Parties had prepared it.

29. Binding Effect; Choice of Law. This Lease shall be binding upon the parties, their personal representatives, successors and assigns and be governed by the laws of the State in which the Premises are located. Any litigation between the Parties hereto concerning this Lease shall be initiated in the county in which the Premises are located.

30. Subordination; Attornment; Non-Disturbance.

30.1 Subordination. This Lease and any Option granted hereby shall be subject and subordinate to any ground lease, mortgage, deed of trust, or other hypothecation or security device (collectively, "Security Device"), now or hereafter placed upon the Premises, to any and all advances made on the security thereof, and to all renewals, modifications, and extensions thereof. Lessee agrees that the holders of any such Security Devices (in this Lease together referred to as "Lessor's Lender") shall have no liability or obligation to perform any of the obligations of Lessor under this Lease. Any Lender may elect to have this Lease and/or any Option granted hereby superior to the lien of its Security Device by giving written notice thereof to Lessee, whereupon this Lease and such Options shall be deemed prior to such Security Device, notwithstanding the relative dates of the documentation or recordation thereof.

30.2 Attornment. Subject to the non-disturbance provisions of Paragraph 30.3, Lessee agrees to attorn to a Lender or any other party who acquires ownership of the Premises by reason of a foreclosure of a Security Device, and that in the event of such foreclosure, such new owner shall not: (i) be liable for any act or omission of any prior lessor or with respect to events occurring prior to acquisition of ownership; (ii) be subject to any offsets or defenses which Lessee might have against any prior lessor; or (iii) be bound by prepayment of more than one (1) month's rent.

30.3 Non-Disturbance. With respect to Security Devices entered into by Lessor after the execution of this Lease, Lessee's subordination of this Lease shall be subject to receiving a commercially reasonable non-disturbance agreement (a "Non-Disturbance Agreement") from the Lender which Non-Disturbance Agreement provides that Lessee's possession of the Premises, and this Lease, including any options to extend the term hereof, will not be disturbed so long as Lessee is not in Breach hereof and attorns to the record owner of the Premises. Further, within sixty (60) days after the execution of this Lease, Lessor shall use its commercially reasonable efforts to obtain a Non-Disturbance Agreement from the holder of any pre-existing Security Device which is secured by the Premises. In the event that Lessor is unable to provide the Non-Disturbance Agreement within said sixty (60) days, then Lessee may, at Lessee's option, directly contact Lessor's lender and attempt to negotiate for the execution and delivery of a Non-Disturbance Agreement.

30.4 Self-Executing. The agreements contained in this Paragraph 30 shall be effective without the execution of any further documents; provided, however, that, upon written request from Lessor or a Lender in connection with a sale, financing or refinancing of the Premises, Lessee and Lessor shall execute such further writings as may be reasonably required to separately document any subordination, attornment and/or Non-Disturbance Agreement provided for herein.

31. Attorneys' Fees. If any Party or Broker brings an action or proceeding involving the Premises to enforce the terms hereof or to declare rights hereunder, the Prevailing Party (as hereafter defined) in any such proceeding, action, or appeal thereon, shall be entitled to reasonable attorneys' fees. Such fees may be awarded in the same suit or recovered in a separate suit, whether or not such action or proceeding is pursued to decision or judgment. The term, "Prevailing Party" shall include, without limitation, a Party or Broker who substantially obtains or defeats the relief sought, as the case may be, whether by compromise, settlement, judgment, or the abandonment by the other Party or Broker of its claim or defense. The attorneys' fees award shall not be computed in accordance with any court fee schedule, but shall be such as to fully reimburse all attorneys' fees reasonably incurred. In addition, Lessor shall be entitled to attorneys' fees, costs and expenses incurred in the preparation and service of notices of Default and consultations in connection therewith, whether or not a legal action is subsequently commenced in connection with such Default or resulting Breach.

32. Lessor's Access; Showing Premises; Repairs. Lessor and Lessor's agents shall have the right to enter the Premises at any time, in the case of an emergency, and otherwise at reasonable times for the purpose of showing the same to prospective purchasers, lenders, or lessees, and making such alterations, repairs, improvements or additions to the Premises as Lessor may deem necessary. Provided, however, that Lessor shall only exercise access rights after reasonable notice to Lessee and shall give Lessee the opportunity to be present during any period that Lessor, or a representative of Lessor is on the property. All such activities shall be without abatement of rent or liability to Lessee. Lessor may at any time place on the Premises any ordinary "For Sale" signs and Lessor may during the last six (6) months of the term hereof place on the Premises any ordinary "For Lease" signs. Lessee may at any time place on or about the Premises any ordinary "For Sublease" sign.

33. Auctions. Lessee shall not conduct, nor permit to be conducted, any auction upon the Premises without Lessor's prior written consent. Lessor shall not be obligated to exercise any standard of reasonableness in determining whether to permit an auction.

34. Signs. Except for ordinary "For Sublease" signs, Lessee shall not place any sign upon the Premises without Lessor's prior written consent. All signs must comply with all Applicable Requirements.

35. Termination; Merger. Unless specifically stated otherwise in writing by Lessor, the voluntary or other surrender of this Lease by Lessee, the mutual termination or cancellation hereof, or a termination hereof by Lessor for Breach by Lessee, shall automatically terminate any sublease or lesser estate in the Premises; provided, however, that Lessor may elect to continue any one or all existing subtenancies. Lessor's failure within ten (10) days following any such event to elect to the contrary by written notice to the holder of any such lesser interest, shall constitute Lessor's election to have such event constitute the termination of such interest.

36. Consents. Except as otherwise provided herein, wherever in this Lease the consent of a Party is required to an act by or for the other Party, such consent shall not be unreasonably withheld or delayed. Lessor's actual reasonable costs and expenses (including, but not limited to, architects', attorneys', engineers' and other consultants' fees) incurred in the consideration of, or response to, a request by Lessee for any Lessor consent, including, but not limited to, consents to an assignment, a subletting or the presence or use of a Hazardous Substance, shall be paid by Lessee upon receipt of an invoice and supporting documentation therefor. Lessor's consent to any act, assignment or subletting shall not constitute an acknowledgment that no Default or Breach by Lessee of this Lease exists, nor shall such consent be deemed a waiver of any then existing Default or Breach, except as may be otherwise specifically stated in writing by Lessor at the time of such consent. The failure to specify herein any particular condition to Lessor's consent shall not preclude the imposition by Lessor at the time of consent of such further or other conditions as are then reasonable with reference to the particular matter for which consent is being given. In the event that either Party disagrees with any determination made by the other hereunder and reasonably requests the reasons for such determination, the determining party shall furnish its reasons in writing and in reasonable detail within ten (10) business days following such request.

37. Guarantor.

37.1 Execution. The Guarantors, if any, shall each execute a guaranty in the form most recently published by the American Industrial Real Estate Association, and each such Guarantor shall have the same obligations as Lessee under this Lease.

37.2 **Default.** It shall constitute a Default of the Lessee if any Guarantor fails or refuses, upon request to provide: (a) evidence of the execution of the guaranty, including the authority of the party signing on Guarantor's behalf to obligate Guarantor, and in the case of a corporate Guarantor, a certified copy of a resolution of its board of directors authorizing the making of such guaranty, (b) current financial statements, (c) a Tenancy Statement, or (d) written confirmation that the guaranty is still in effect.

38. **Quiet Possession.** Subject to payment by Lessee of the Rent and performance of all of the covenants, conditions and provisions on Lessee's part to be observed and performed under this Lease, Lessee shall have quiet possession and quiet enjoyment of the Premises during the term hereof.

39. **Options.**

39.1 **Definition.** "Option" shall mean: (a) the right to extend the term of or renew this Lease or to extend or renew any lease that Lessee has on other property of Lessor; (b) the right of first refusal or first offer to lease either the Premises or other property of Lessor; (c) the right to purchase or the right of first refusal to purchase the Premises or other property of Lessor.

39.2 **Options Personal To Original Lessee.** Each Option granted to Lessee in this Lease is personal to the original Lessee, and cannot be assigned or exercised by anyone other than said original Lessee and only while the original Lessee is in full possession of the Premises and, if requested by Lessor, with Lessee certifying that Lessee has no intention of thereafter assigning or subletting.

39.3 **Multiple Options.** In the event that Lessee has any multiple Options to extend or renew this Lease, a later Option cannot be exercised unless the prior Options have been validly exercised.

39.4 **Effect of Default on Options.**

(a) Lessee shall have no right to exercise an Option: (i) during the period commencing with the giving of any notice of Default and continuing until said Default is cured, or (ii) ~~during the period of time any Rent is unpaid (without regard to whether notice thereof is given Lessee),~~ (iii) (ii) during the time Lessee is in Breach of this Lease, or (iv) ~~in the event that Lessee has been given three (3) or more notices of separate Default, whether or not the Defaults are cured, during the twelve (12) month period immediately preceding the exercise of the Option.~~

(b) The period of time within which an Option may be exercised shall not be extended or enlarged by reason of Lessee's inability to exercise an Option because of the provisions of Paragraph 39.4(a).

(c) An Option shall terminate and be of no further force or effect, notwithstanding Lessee's due and timely exercise of the Option, if, after such exercise and prior to the commencement of the extended term, (i) ~~Lessee fails to pay Rent for a period of thirty (30) days after such Rent becomes due (without any necessity of Lessor to give notice thereof),~~ (ii) ~~Lessor gives to Lessee three (3) or more notices of separate Default during any twelve (12) month period, whether or not the Defaults are cured, or~~ (iii) ~~If Lessee commits a Breach of this Lease.~~

40. **Multiple Buildings.** If the Premises are a part of a group of buildings controlled by Lessor, Lessee agrees that it will observe all reasonable rules and regulations which Lessor may make from time to time for the management, safety, and care of said properties, including the care and cleanliness of the grounds and including the parking, loading and unloading of vehicles, and that Lessee will pay its fair share of common expenses incurred in connection therewith.

41. **Security Measures.** Lessee hereby acknowledges that the rental payable to Lessor hereunder does not include the cost of guard service or other security measures, and that Lessor shall have no obligation whatsoever to provide same. Lessee assumes all responsibility for the protection of the Premises, Lessee, its agents and invitees and their property from the acts of third parties.

42. **Reservations.** Lessor reserves to itself the right, from time to time, to grant, without the consent or joinder of Lessee, such easements, rights and dedications that Lessor deems necessary, and to cause the recordation of parcel maps and restrictions, so long as such easements, rights, dedications, maps and restrictions do not unreasonably interfere with the use of the Premises by Lessee. Lessee agrees to sign any documents reasonably requested by Lessor to effectuate any such easement rights, dedication, map or restrictions.

43. **Performance Under Protest.** If at any time a dispute shall arise as to any amount or sum of money to be paid by one Party to the other under the provisions hereof, the Party against whom the obligation to pay the money is asserted shall have the right to make payment "under protest" and such payment shall not be regarded as a voluntary payment and there shall survive the right on the part of said Party to institute suit for recovery of such sum. If it shall be adjudged that there was no legal obligation on the part of said Party to pay such sum or any part thereof, said Party shall be entitled to recover such sum or so much thereof as it was not legally required to pay.

44. **Authority.** If either Party hereto is a corporation, trust, limited liability company, partnership, or similar entity, each individual executing this Lease on behalf of such entity represents and warrants that he or she is duly authorized to execute and deliver this Lease on its behalf. Each Party shall, within thirty (30) days after request, deliver to the other Party satisfactory evidence of such authority.

45. **Conflict.** Any conflict between the printed provisions of this Lease and the typewritten or handwritten provisions shall be controlled by the typewritten or handwritten provisions.

46. **Offer.** Preparation of this Lease by either Party or their agent and submission of same to the other Party shall not be deemed an offer to lease to the other Party. This Lease is not intended to be binding until executed and delivered by all Parties hereto.

47. **Amendments.** This Lease may be modified only in writing, signed by the Parties in interest at the time of the modification. As long as they do not materially change Lessee's obligations hereunder, Lessee agrees to make such reasonable non-monetary modifications to this Lease as may be reasonably required by a Lender in connection with the obtaining of normal financing or refinancing of the Premises.

48. **Multiple Parties.** If more than one person or entity is named herein as either Lessor or Lessee, such multiple Parties shall have joint and several responsibility to comply with the terms of this Lease.

49. **Mediation and Arbitration of Disputes.** An Addendum requiring the Mediation and/or the Arbitration of all disputes between the Parties and/or Brokers arising out of this Lease ☐ is ☒ is not attached to this Lease.

LESSOR AND LESSEE HAVE CAREFULLY READ AND REVIEWED THIS LEASE AND EACH TERM AND PROVISION CONTAINED HEREIN, AND BY THE EXECUTION OF THIS LEASE SHOW THEIR INFORMED AND VOLUNTARY CONSENT THERETO. THE PARTIES HEREBY AGREE THAT, AT THE TIME THIS LEASE IS EXECUTED, THE TERMS OF THIS LEASE ARE COMMERCIALY REASONABLE AND EFFECTUATE THE INTENT AND PURPOSE OF LESSOR AND LESSEE WITH RESPECT TO THE PREMISES.

ATTENTION: NO REPRESENTATION OR RECOMMENDATION IS MADE BY THE AMERICAN INDUSTRIAL REAL ESTATE ASSOCIATION OR BY ANY BROKER AS TO THE LEGAL SUFFICIENCY, LEGAL EFFECT, OR TAX CONSEQUENCES OF THIS LEASE OR THE TRANSACTION TO WHICH IT RELATES. THE PARTIES ARE URGED TO:

1. SEEK ADVICE OF COUNSEL AS TO THE LEGAL AND TAX CONSEQUENCES OF THIS LEASE.
2. RETAIN APPROPRIATE CONSULTANTS TO REVIEW AND INVESTIGATE THE CONDITION OF THE PREMISES. SAID INVESTIGATION SHOULD INCLUDE BUT NOT BE LIMITED TO: THE POSSIBLE PRESENCE OF HAZARDOUS SUBSTANCES, THE ZONING OF THE PREMISES, THE STRUCTURAL INTEGRITY, THE CONDITION OF THE ROOF AND OPERATING SYSTEMS, AND THE SUITABILITY OF THE PREMISES FOR LESSEE'S INTENDED USE.

WARNING: IF THE PREMISES IS LOCATED IN A STATE OTHER THAN CALIFORNIA, CERTAIN PROVISIONS OF THE LEASE MAY NEED TO BE REVISED TO COMPLY WITH THE LAWS OF THE STATE IN WHICH THE PREMISES IS LOCATED.

The parties hereto have executed this Lease at the place and on the dates specified above their respective signatures.

Executed at: Santa Fe Springs, California

on: November 15, 1999

LESSOR:

APC Investment Company

By: Clare Golnick

Name Printed: Clare Golnick

Title: President

By: Darrell Golnick

Name Printed: Darrell Golnick

Title: Vice President

Address: FX-6: Personal Privacy

Telephone: FX-6: Personal Privacy

Facsimile: (775) 827-4479

Federal ID No. 95-4255188

Executed at: Santa Fe Springs, California

on: November 15, 1999

By LESSEE:

Associated Plating Acquisition Corp.

By: Antonio Gracias

Name Printed: Antonio Gracias

Title: President

By: Jonathan Shulkin

Name Printed: Jonathan Shulkin

Title: Authorized Representative

Address: 116 West Illinois Street, Suite 3

East, Chicago, IL 60610-4532

Telephone: (312) 329-1800

Facsimile: (312) 329-1853

Federal ID No.

NOTE: These forms are often modified to meet the changing requirements of law and industry needs. Always write or call to make sure you are utilizing the most current form: AMERICAN INDUSTRIAL REAL ESTATE ASSOCIATION, 700 So Flower Street, Suite 600, Los Angeles, California 90017 (213) 687-8777. Fax No. (213) 687-8616

SUPPLEMENTAL ADDENDUM TO STANDARD INDUSTRIAL/COMMERCIAL SINGLE-TENANT LEASE--NET

This Supplemental Addendum to Standard Industrial/Commercial Single-Tenant Lease--Net dated as of November 15, 1999 is entered into by and between **APC Investment Company**, a California corporation ("Lessor") and **Associated Plating Acquisition Corp.** a Delaware corporation ("Lessee").

52. **CONDITION OF PREMISES.** Lessor has made available to Lessee for inspection at Lessor's offices and for copying true and complete copies of all environmental studies or assessments or reports in its possession or prepared for the benefit of Lessor or its affiliates which relate to the condition of the Premises or the Building or the land upon which the Premises are located. The warranties of Lessor contained in Paragraph 2.2 shall continue for the term of the Lease with respect to the all structural components of the building. With respect to the structural components of the Building, the warranties of Lessor contained in Paragraph 2.3 shall continue during the term of this Lease and the time limit on notices by Lessee as well as the liability for costs imposed upon Lessee with respect to non-compliance are hereby deleted. If required by governmental authorities, Lessor shall be responsible for all costs necessary to bring the Building and Premises into compliance with all applicable building codes and regulations including health and safety codes, fire codes, seismic safety codes, and accessibility laws (collectively "Governmental Requirements") existing as of the Commencement Date, provided that if Lessor's share in any calendar year exceeds the amount of annual rent payable for such year, then Lessor may upon 90 days notice to Lessee elect to terminate the Lease unless Lessee agrees to reimburse the amounts which are in excess of such annual rent amount. With respect to Governmental Requirements adopted after the Commencement Date, the parties shall share the cost in accordance with Paragraph 2.3 (b), subject to the right of Lessee to cancel the Lease upon written notice to Lessor in the event Lessee's share of all such items for any calendar year exceeds \$15,000.00.

53. **ENVIRONMENTAL AND COMPLIANCE.** Nothing contained in Paragraph 6.2 shall release or limit the liabilities of Lessor or affiliates of Lessor arising under agreements entered into in connection with the acquisition by Lessee of the assets of Associated Plating Company (the "Acquisition"). The right of Lessor to terminate the Lease contained in Paragraph 6.2 (g) is hereby deleted. Paragraph 6.3 is modified to provide that Lessee must conduct its business in compliance with the Applicable Requirements, but will not be required to make or be responsible for the cost of structural changes to the Premises, except to the limited extent provided in Paragraph 52 with respect to Governmental Requirements adopted after the Commencement Date. Paragraph 6.4 is modified to require reasonable notice (except in an emergency) before Lessor enters the Premises.

54. **REPAIRS.** Except for repairs or replacements which are not an Insured Loss and which result from the gross negligence or wilful misconduct of Lessee; Paragraph 7.1 is hereby modified to provide that Lessee shall have no responsibility (and Paragraph 7.2 is hereby modified to provided that Lessor shall be responsible) for making any structural repairs or replacements to the building including its foundation, exterior walls, footings, or other supporting structural elements. The cost of roof repairs and replacements shall be considered a Capital

Expenditure and shall be shared between Lessor and Lessee in the manner specified in Paragraph 2.3 (b) provided that Lessee's share in any calendar year shall be limited to \$5,000.00. Paragraph 7.2 is modified to provide that if Lessor fails to timely make repairs and replacements necessary for the reasonable use of the Premises (other than repairs and maintenance which is the responsibility of Lessee), then Lessee shall have the right (but not the obligation) to make such repairs at Lessors expense and to be reimbursed by Lessor upon ten (10) days written notice for all reasonable costs and expenses incurred by Lessee in making such repairs and replacements.

55. IMPROVEMENTS TO THE PREMISES AND ALTERATIONS.

Paragraph 7.4 (b) is hereby modified to provide that at the end of the Lease Term Lessee shall not be required to remove any improvements, Alterations (whether or not Lessee Owned), fixtures or Utility Installations which are installed by Lessee with the written consent of Lessor unless Lessor expressly conditioned its consent upon the requirement that Lessee remove the addition or alterations upon the expiration of the Lease term. Lessor hereby agrees that Lessee may make such alterations to the Premises as may be required for its business, provided there is no damage to the structural integrity of the building by reason of such alterations.

56. INDEMNITY. The indemnity by Lessee contained in Paragraph 8.7 shall not apply to any loss or claims arising from any breach by Lessor of its obligations contained in the Lease. Lessor hereby agrees to give Lessee prompt notice of any claims which may be subject to this indemnity and Lessee shall have the opportunity to defend (and settle) such claims with counsel of its choice, subject to the reasonable approval of Lessor. Lessor hereby indemnifies Lessee upon the terms contained in Paragraph 8.7 with respect to the activities of Lessor, its agents, employees and contractors in the Common Areas or Premises including any breach by Lessor of its obligations under the Lease. Paragraph 8.8 is hereby modified to exclude from the Lessor's exemption from liability, any loss, cost, damage or claim resulting from the negligence or willful misconduct of Lessor or its agents, employees or contractors, or resulting from breach by Lessor of its obligations under the Lease.

57. CASUALTY. Since Lessor shall have the right to approve the amount and carrier of the required Insurance, Paragraph 9.2 and Paragraph 9.3 are hereby modified to provide that the sole and exclusive liability of Lessee for repair and replacement costs following an Insured Loss shall be to pay the amount of the deductible under the policy. Lessor shall be responsible for all other costs and expenses of the repair and restoration, subject to Lessor's right to terminate the Lease pursuant to Paragraph 9.4 or 9.5. The limitation on abatement contained in Paragraph 9.6 (a) to the amount of rent loss insurance proceeds is hereby deleted in its entirety. Paragraph 9.6 (b) is hereby modified to provide that anything in the Lease to the contrary notwithstanding, if for any reason (including reasons beyond the control of Lessor) the building and Premises are not fully restored within one (1) year following a fire or other casualty, then Lessee shall have the right to terminate the Lease as of the date of the casualty by giving Lessor a written notice of termination at any time prior to the completion of the repairs and restoration of the Premises.

58. **ASSIGNMENT AND SUBLEASING.** Paragraph 12.1 is hereby modified to delete 12.1 (b) and (c) in their entirety and to provide that Lessee may, without the necessity of obtaining the consent of Lessor, at any time and from time to time, assign this Lease or sublease the Premises (or a part thereof) to any person, firm or corporation (hereinafter a "Permitted Transferee"): (i) that is owned by or controlled by Lessee, or (ii) that is owned either directly or indirectly by or is controlled by the principal shareholder or shareholders of Lessee (or if Lessee becomes a limited liability company or partnership by its members or partners), or (iii) that has acquired all or substantially all of the assets or business of Lessee at the Premises, or its shares, or membership or partnership interests, whether by purchase or merger, or (iv) to a third party lender receiving a security interest in the Lease and to any party acquiring title by the foreclosure of such security interest or by a deed in lieu of foreclosure including any party acquiring title from such lender. Upon any transfer to a Permitted Transferee, Lessee shall notify Lessor of such transfer and the transferee shall be deemed to have assumed the Lease and all obligations of Lessee arising from and after the transfer. It is further agreed that the original Lessee shall not be released by reason of a transfer to a Permitted Transferee and the Permitted Transferee's assumption of the Lease. The provisions of Paragraph 12.1 and 12.2(e) shall not be applicable to any assignment or sublease to a Permitted Transferee. The consent of Lessor shall be required for any assignment or sublease to a party other than a Permitted Transferee which consent shall not be unreasonably withheld. The consent shall be deemed given within twenty (20) days after Lessee furnishes Lessor with a written request for consent which provides Lessor with the name and address of the proposed assignee or sublessee, the new proposed use, current financial information concerning the transferee and such other information as Lessor shall reasonably request, unless Lessor shall within such twenty (20) day period advise Lessee in detail of the basis upon which consent is withheld. Paragraph 12.1 (d) shall not be applicable unless Lessor has a reasonable basis for rejecting a proposed assignee or sublessee for which consent is required. Paragraph 12.2 (e) is hereby modified to provide that Lessee shall only be required to reimburse Lessor for the reasonable cost of outside counsel to review sublease or assignment consent documents in accordance with the provisions of Paragraph 12.2 (e) and shall not be required to pay Lessor a fee for obtaining its consent.

59. **GUARANTOR.** The Guaranty shall be in the form attached hereto. Paragraph 37.2 is hereby deleted in its entirety.

60. **OPTIONS.** Paragraph 39.2 is hereby modified to provide that the Options shall not be personal to Lessee and may be assigned to any Permitted Transferee or any third party in connection with a sublease or assignment of the Lease which has been consented to by Lessor.

61. **GENERAL.**

(1) **Counterparts.** The Lease may be executed and delivered in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and all of which together shall constitute one and the same agreement.

(2) Conflicts. In the event of any conflict between the Provisions of this Supplemental Addendum and the Lease document, the provisions of this Supplemental Addendum shall control.

(3) Notices. All notices and demands which either party is required or desires to give to the other shall be given in writing by certified mail, return receipt requested with appropriate postage paid, by personal delivery, by facsimile or by private overnight courier service to the address or facsimile number set forth below for the respective party, provided that if any party gives notice of a change of name or address or number, notices to that party shall thereafter be given as demanded in that notice. All notices and demands so given shall be effective upon receipt by the party to whom notice or demand is being given, except that any notice given by certified mail shall be deemed delivered three (3) days after deposit in the United States mails. The address for notices shall be:

If to Lessee: Associated Plating Acquisition Corp.
9636 Ann Street
Santa Fe Springs, CA 90670
Attention: General Manager

With a copy to:
Associated Plating Acquisition Corp.
c/o MG Capital
116 West Illinois Street, Suite 3 East
Chicago, IL 60610-4532
Attention: President
Fax: 603 452-2906

If to Lessor:
APC Investment Company
c/o Clare Golnick

FX-6: Personal Privacy


With a copy to:
APC Investment Company
P.O. Box 70940
Reno, NV 89570

62. Non-Disturbance and Recognition. Lessor represents and warrant to Lessee that there is presently no mortgage or trust deed outstanding with respect to the real estate constituting the Premises and accordingly it is unnecessary to obtain a Non-Disturbance and Recognition Agreement. Any subsequent mortgages or trust deeds shall be subject to Paragraph 30 of the Lease

This Supplemental Addendum is executed as of the day and year above written.

LESSEE:

Associated Plating Acquisition Corp.
a Delaware corporation

By: 
Its: Asst. Secretary

By: _____
Its: _____

LESSOR:

APC Investment Company, a California corporation

By: 
Clare Golnick, President

By: 
Darrell Golnick, Vice President



RENT ADJUSTMENT(S) STANDARD LEASE ADDENDUM

Dated November 15, 1999

By and Between (Lessor) APC Investment Company, a California corporation

(Lessee) Associated Plating Acquisition Corp., a Delaware corporation

Address of Premises: 9636 Ann Street, Santa Fe Springs, CA 90670

Paragraph 50

A. RENT ADJUSTMENTS:

The monthly rent for each month of the adjustment period(s) specified below shall be increased using the method(s) indicated below:

(Check Method(s) to be Used and Fill In Appropriately)

☒ I. Cost of Living Adjustment(s) (COLA)

a. On (Fill In COLA Dates): December 1, 2004

b. Base Rent shall be adjusted by the change, if any, from the Base Month specified below, in the Consumer Price Index of the Bureau of Labor Statistics of the U.S. Department of Labor for (select one): ☐ CPI W (Urban Wage Earners and Clerical Workers) or ☒ CPI U (All Urban Consumers), for (Fill In Urban Area): Los Angeles-Riverside-Orange County, CA, All Items (1982-1984 = 100), herein referred to as "CPI".

b. The monthly rent payable in accordance with paragraph A.I.a. of this Addendum shall be calculated as follows: the Base Rent set forth in paragraph 1.5 of the attached Lease, shall be multiplied by a fraction the numerator of which shall be the CPI of the calendar month two months prior to the month(s) specified in paragraph A.I.a. above during which the adjustment is to take effect, and the denominator of which shall be the CPI of the calendar month which is two months prior to (select one): ☒ the first month of the term of this Lease as set forth in paragraph 1.3 ("Base Month") or ☐ (Fill in Other "Base Month"):

The sum so calculated shall constitute the new monthly rent hereunder, but in no event, shall any such new monthly rent be less than the rent payable for the month immediately preceding the rent adjustment.

c. In the event the compilation and/or publication of the CPI shall be transferred to any other governmental department or bureau or agency or shall be discontinued, then the index most nearly the same as the CPI shall be used to make such calculation. In the event that the Parties cannot agree on such alternative index, then the matter shall be submitted for decision to the American Arbitration Association in accordance with the then rules of said Association and the decision of the arbitrators shall be binding upon the parties. The cost of said Arbitration shall be paid equally by the Parties.

☐ II. Market Rental Value Adjustment(s) (MRV)

a. On (Fill In MRV Adjustment Date(s):

the Base Rent shall be adjusted to the "Market Rental Value" of the property as follows:

1) Four months prior to each Market Rental Value Adjustment Date described above, the Parties shall attempt to agree upon what the new MRV will be on the adjustment date. If agreement cannot be reached within thirty days, then:

(a) Lessor and Lessee shall immediately appoint a mutually acceptable appraiser or broker to establish the new MRV within the next thirty days. Any associated costs will be split equally between the Parties, or

Initials: _____

Initials: JS
AP

(b) Both Lessor and Lessee shall each immediately make a reasonable determination of the MRV and submit such determination, in writing, to arbitration in accordance with the following provisions:

(i) Within fifteen days thereafter, Lessor and Lessee shall each select an ☐ appraiser or ☐ broker ("Consultant" - check one) of their choice to act as an arbitrator. The two arbitrators so appointed shall immediately select a third mutually acceptable Consultant to act as a third arbitrator.

(ii) The Three arbitrators shall within thirty days of the appointment of the third arbitrator reach a decision as to what the actual MRV for the Premises is, and whether Lessor's or Lessee's submitted MRV is the closest thereto. The decision of a majority of the arbitrators shall be binding on the Parties. The submitted MRV which is determined to be the closest to the actual MRV shall thereafter be used by the Parties.

(iii) If either of the Parties fails to appoint an arbitrator within the specified fifteen days, the arbitrator timely appointed by one of them shall reach a decision on his or her own, and said decision shall be binding on the Parties.

(iv) The entire cost of such arbitration shall be paid by the party whose submitted MRV is not selected, ie. the one that is NOT the closest to the actual MRV.

2) Notwithstanding the foregoing, the new MRV shall not be less than the rent payable for the month immediately preceding the rent adjustment.

b. Upon the establishment of each New Market Rental Value:

1) the new MRV will become the new "Base Rent" for the purpose of calculating any further Adjustments, and

2) the first month of each Market Rental Value term shall become the new 'Base Month' for the purpose of calculating any further Adjustments.

☐ III. Fixed Rental Adjustment(s) (FRA)

The Base Rent shall be increased to the following amounts on the dates set forth below:

On (Fill in FRA Adjustment Date(s)):	The New Base Rent shall be:
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

B. NOTICE:

Unless specified otherwise herein, notice of any such adjustments, other than Fixed Rental Adjustments, shall be made as specified in paragraph 23 of the Lease.

C. BROKER'S FEE:

The Brokers specified in paragraph 1.10 shall be paid a Brokerage Fee for each adjustment specified above in accordance with paragraph 15 of the Lease.

Initials: _____

Initials: *LS*



OPTION(S) TO EXTEND STANDARD LEASE ADDENDUM

Dated November 15, 1999

By and Between (Lessor) APC Investment Company, a California corporation

(Lessee) Associated Plating Acquisition Corp., a Delaware corporation

Address of Premises: 9636 Ann Street, Santa Fe Springs, CA 90670

Paragraph 51

A. OPTION(S) TO EXTEND:

Lessor hereby grants to Lessee the option to extend the term of this Lease for one (1) additional 60 month period(s) commencing when the prior term expires upon each and all of the following terms and conditions:

(i) In order to exercise an option to extend, Lessee must give written notice of such election to Lessor and Lessor must receive the same at least 3 but not more than 12 months prior to the date that the option period would commence, time being of the essence. If proper notification of the exercise of an option is not given and/or received, such option shall automatically expire. Options (if there are more than one) may only be exercised consecutively.

(ii) The provisions of paragraph 39, including those relating to Lessee's Default set forth in paragraph 39.4 of this Lease, are conditions of this Option.

(iii) Except for the provisions of this Lease granting an option or options to extend the term, all of the terms and conditions of this Lease except where specifically modified by this option shall apply.

(iv) This Option is personal to the original Lessee, and cannot be assigned or exercised by anyone other than said original Lessee and only while the original Lessee is in full possession of the Premises and without the intention of thereafter assigning or subletting.

(v) The monthly rent for each month of the option period shall be calculated as follows, using the method(s) indicated below:
(Check Method(s) to be Used and Fill in Appropriately)

☒ **I. Cost of Living Adjustment(s) (COLA)**

a. On (Fill in COLA Dates): December 1, 2009

the Base Rent shall be adjusted by the change, if any, from the Base Month specified below, in the Consumer Price Index of the Bureau of Labor Statistics of the U.S. Department of Labor for (select one): ☐ CPI W (Urban Wage Earners and Clerical Workers) or ☒ CPI U (All Urban Consumers), for (Fill in Urban Area): Los Angeles-Riverside-Orange County, CA
All Items (1982-1984 = 100), herein referred to as "CPI".

b. The monthly rent payable in accordance with paragraph A.i.a. of this Addendum shall be calculated as follows: the Base Rent set forth in paragraph 1.5 of the attached Lease, shall be multiplied by a fraction the numerator of which shall be the CPI of the calendar month two months prior to the month(s) specified in paragraph A.i.a. above during which the adjustment is to take effect, and the denominator of which shall be the CPI of the calendar month which is two months prior to (select one): ☒ the first month of the term of this Lease as set forth in paragraph 1.3 ("Base Month") or ☐ (Fill in Other "Base Month"): _____

The sum so calculated shall constitute the new monthly rent hereunder, but in no event, shall any such new monthly rent be less than the rent payable for the month immediately preceding the rent adjustment.

c. In the event the compilation and/or publication of the CPI shall be transferred to any other governmental department or bureau or agency or shall be

Initials: _____

Initials: [Signature]

discontinued, then the index most nearly the same as the CPI shall be used to make such calculation. In the event that the Parties cannot agree on such alternative index, then the matter shall be submitted for decision to the American Arbitration Association in accordance with the then rules of said Association and the decision of the arbitrators shall be binding upon the parties. The cost of said Arbitration shall be paid equally by the Parties.

☐ **II. Market Rental Value Adjustment(s) (MRV)**

a. On (Fill in MRV Adjustment Date(s)) _____

the Base Rent shall be adjusted to the "Market Rental Value" of the property as follows:

1) Four months prior to each Market Rental Value Adjustment Date described above, the Parties shall attempt to agree upon what the new MRV will be on the adjustment date. If agreement cannot be reached, within thirty days, then:

(a) Lessor and Lessee shall immediately appoint a mutually acceptable appraiser or broker to establish the new MRV within the next thirty days. Any associated costs will be split equally between the Parties, or

(b) Both Lessor and Lessee shall each immediately make a reasonable determination of the MRV and submit such determination, in writing, to arbitration in accordance with the following provisions:

(i) Within fifteen days thereafter, Lessor and Lessee shall each select an ☐ appraiser or ☐ broker ("Consultant" - check one) of their choice to act as an arbitrator. The two arbitrators so appointed shall immediately select a third mutually acceptable Consultant to act as a third arbitrator.

(ii) The three arbitrators shall within thirty days of the appointment of the third arbitrator reach a decision as to what the actual MRV for the Premises is, and whether Lessor's or Lessee's submitted MRV is the closest thereto. The decision of a majority of the arbitrators shall be binding on the Parties. The submitted MRV which is determined to be the closest to the actual MRV shall thereafter be used by the Parties.

(iii) If either of the Parties fails to appoint an arbitrator within the specified fifteen days, the arbitrator timely appointed by one of them shall reach a decision on his or her own, and said decision shall be binding on the Parties.

(iv) The entire cost of such arbitration shall be paid by the party whose submitted MRV is not selected, ie. the one that is NOT the closest to the actual MRV.

2) Notwithstanding the foregoing, the new MRV shall not be less than the rent payable for the month immediately preceding the rent adjustment.

b. Upon the establishment of each New Market Rental Value:

- 1) the new MRV will become the new "Base Rent" for the purpose of calculating any further Adjustments, and
- 2) the first month of each Market Rental Value term shall become the new "Base Month" for the purpose of calculating any further Adjustments.

☐ **III. Fixed Rental Adjustment(s) (FRA)**

The Base Rent shall be increased to the following amounts on the dates set forth below:

On (Fill in FRA Adjustment Date(s)):	The New Base Rent shall be:
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

B. NOTICE:

Unless specified otherwise herein, notice of any rental adjustments, other than Fixed Rental Adjustments, shall be made as specified in paragraph 23 of the Lease.

C. BROKER'S FEE:

The Brokers specified in paragraph 1.10 shall be paid a Brokerage Fee for each adjustment specified above in accordance with paragraph 15 of the Lease.

Initials: _____

Initials: 



AMERICAN INDUSTRIAL REAL ESTATE ASSOCIATION GUARANTY OF LEASE

WHEREAS, APC Investment Company, a California corporation, hereinafter "Lessor", and Associated Plating Acquisition Corp., a Delaware corporation, hereinafter "Lessee", are about to execute a document entitled "Lease" dated November 15, 1999 concerning the premises commonly known as 9636 Ann Street, Santa Fe Springs, CA 90670 wherein Lessor will lease the premises to Lessee, and

WHEREAS, Connector Service Corporation, a Delaware corporation hereinafter "Guarantors" have a financial interest in Lessee, and

WHEREAS, Lessor would not execute the Lease if Guarantors did not execute and deliver to Lessor this Guarantee of Lease.

NOW THEREFORE, in consideration of the execution of the foregoing Lease by Lessor and as a material inducement to Lessor to execute said Lease, Guarantors hereby jointly, severally, unconditionally and irrevocably guarantee the prompt payment by Lessee of all rents and all other sums payable by Lessee under said Lease and the faithful and prompt performance by Lessee of each and every one of the terms, conditions and covenants of said Lease to be kept and performed by Lessee.

It is specifically agreed that the terms of the foregoing Lease may be modified by agreement between Lessor and Lessee, or by a course of conduct, and said Lease may be assigned by Lessor or any assignee of Lessor without consent or notice to Guarantors and that this Guaranty shall guarantee the performance of said Lease as so modified.

This Guaranty shall not be released, modified or affected by the failure or delay on the part of Lessor to enforce any of the rights or remedies of the Lessor under said Lease, whether pursuant to the terms thereof or at law or in equity.

No notice of default need be given to Guarantors, it being specifically agreed that the guarantee of the undersigned is a continuing guarantee under which Lessor may proceed immediately against Lessee and/or against Guarantors following any breach or default by Lessee or for the enforcement of any rights which Lessor may have as against Lessee under the terms of the Lease or at law or in equity.

Lessor shall have the right to proceed against Guarantors hereunder following any breach or default by Lessee without first proceeding against Lessee and without previous notice to or demand upon either Lessee or Guarantors.

Guarantors hereby waive (a) notice of acceptance of this Guaranty, (b) demand of payment, presentation and protest, (c) all right to assert or plead any statute of limitations relating to this Guaranty or the Lease, (d) any right to require the Lessor to proceed against the Lessee or any other Guarantor or any other person or entity liable to Lessor, (e) any right to require Lessor to apply to any default any security deposit or other security it may hold under the Lease, (f) any right to require Lessor to proceed under any other remedy Lessor may have before proceeding against Guarantors, (g) any right of subrogation.

Guarantors do hereby subrogate all existing or future indebtedness of Lessee to Guarantors to the obligations owed to Lessor under the Lease and this Guaranty.

If a Guarantor is married, such Guarantor expressly agrees that recourse may be had against his or her separate property for all of the obligations hereunder.

The obligations of Lessee under the Lease to execute and deliver estoppel statements and financial statements, as therein provided, shall be deemed to also require the Guarantors hereunder to do and provide the same.

The term "Lessor" refers to and means the Lessor named in the Lease and also Lessor's successors and assigns. So long as Lessor's interest in the Lease, the leased premises or the rents, issues and profits therefrom, are subject to any mortgage or deed of trust or assignment for security, no acquisition by Guarantors of the Lessor's interest shall affect the continuing obligation of Guarantors under this Guaranty which shall nevertheless continue in full force and effect for the benefit of the mortgagee, beneficiary, trustee or assignee under such mortgage, deed of trust or assignment and their successors and assigns.

The term "Lessee" refers to and means the Lessee named in the Lease and also Lessee's successors and assigns.

In the event any action be brought by said Lessor against Guarantors hereunder to enforce the obligation of Guarantors hereunder, the unsuccessful party such action shall pay to the prevailing party therein a reasonable attorney's fee which shall be fixed by the court.

If at any time Guarantor no longer owns and controls Lessee, then the Guaranty shall be deemed modified to provide that Lessor shall contemporaneously furnish a copy to Guarantor of all notices and demands provided by Lessor to Lessee under the Lease. Upon termination of the Lease following a default by Lessee, Guarantor shall be entitled to a new direct lease for the remaining term upon all of the terms of the terminated Lease, provided Guarantor cures all of Lessee's monetary defaults. At such time as Guarantor no longer owns and controls Lessee, Guarantor shall not be liable to the extent that the Lease is thereafter modified if the modification increases the rent, extends the term or otherwise increases the liabilities of Lessee, unless Guarantor has approved such amendment in writing.

If this Form has been filled in, it has been prepared for submission to your attorney for his approval. No representation or recommendation is made by the American Industrial Real Estate Association, the real estate broker or its agents or employees as to the legal sufficiency, legal effect, or tax consequences of this Form or the transaction relating thereto.

Executed at Chicago, Illinois
on November 15, 1999
Address 116 West Illinois Street, Suite 3
East, Chicago, IL 60610-4532

Connector Service Corporation
By: [Signature]
President Authorized Representative
"GUARANTORS"

Document 9-2

Lease Modification

(Lease between APCIC and APCI)

APC INVESTMENT COMPANY

FX-6: Personal Privacy

October 21, 2009

Mike Evans
Associated Plating Co., Inc.
9636 Ann Street
Santa Fe Springs, CA 90670

RE: Lease Modification

Dear Mike:

This will confirm the agreement of APC Investment Company and Associated Plating Co., Inc. to modify the terms of the Lease dated November 15, 1999 as discussed in exchanges of emails in August. The lease is modified as follows:

1. The final option term will run for a period of seven years commencing December 1, 2009 and ending November 30, 2015. The option has been exercised.
2. Monthly rent for the first two years of the option term (12/01/09 – 11/30/11) will remain at \$9,800.
3. Monthly rent for the final five years of the option term (12/01/11 – 11/30/15) will be \$11,349, based on the CPI for September, 2009. A copy of the Bureau of Labor Statistics table with a computation of the adjusted rent is attached.

I have also enclosed a copy of the 2009-2010 property tax statement and the rent schedule for 7/1/09 – 6/30/10.

If the foregoing conforms to your understanding of the agreed modification to the lease, please sign a copy of this letter and return it to me.

Sincerely,



Clare Golnick


CG/cg

Enclosures

cc: Darrell Golnick
Lynn McCann

Associated Plating Co., Inc.

By:  Dated: 10/26/09

A solid orange vertical bar is located to the left of the text block.

**ASSOCIATED INVESTIGATION REPORT
ASSOCIATED PLATING COMPANY, INC.
9636 ANN STREET
SANTA FE SPRINGS, CALIFORNIA 90670**

APRIL 19, 2002



**911 WILSHIRE BLVD
SUITE 800
LOS ANGELES, CALIFORNIA 90017
(213) 996-2200**

FINAL
SUBSURFACE INVESTIGATION REPORT
ASSOCIATED PLATING COMPANY, INC.
FACILITY
9636 ANN STREET
SANTA FE SPRINGS, CALIFORNIA

CERTIFICATION

This Report was prepared by the staff of URS Corporation (URS), and reviewed by the Geologist whose signature and license appears hereon.

The services performed by URS have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions in California. No other warranty is expressed or implied.

Debra B. Stott

DEBRA B. STOTT, RG REA

Project Number: 59-00115133.01

*Final Subsurface
Investigation Report*

Associated Plating
Company, Inc.
9636 Ann Street
Santa Fe Springs, California

Issued: April 23, 2002





*Associated Plating Company, Inc. Facility
Subsurface Investigation Report
URS Project No. 59-00115133.01
April 23, 2002*

EXECUTIVE SUMMARY

URS Corporation (URS) completed 14 shallow borings (B-1 through B-9, B-11, B-12 and BG-1 through BG-3) and one deep boring (B-10) at the Associated Plating Company Facility (APC) located in Santa Fe Springs, California. The Subsurface Investigation was conducted as per the California Department of Toxic Substances Control (DTSC) approved *Further Investigation Workplan, Associated Plating Company, Inc., 9636 Ann Street, Santa Fe Springs, California* (URS, October 24, 2001), and the *Interim Measures Workplan Addendum, Associated Plating Company, Inc., 9636 Ann Street, Santa Fe Springs, California* (URS, December 7, 2001). The Investigation was completed during two field events, the first in November 2001 and the second in February 2002.

APC is a specialty plating shop for small components and specializes in the use of fused tin and tin/lead alloys using electro- and electroless plating. The Investigation intended to assess onsite soils at the Facility that may have been impacted by wastewater containing metals and/or cyanide, as well as degreasing solvents and acids. URS mobilized to the Facility on November 1, 2001 for placement of soil borings B-1 through B-9 and BG-1 through BG-3. During the first sampling event, URS was not able to complete the Investigation as originally intended in the Workplan. Borings could not be driven to their desired depths due to refusal, and three of 12 borings could not be installed due to surface concrete thickness being too great.

Based on field conditions and preliminary laboratory results, URS drafted and submitted an Addendum to DTSC proposing to relocate borings B-3 and B-5 and add boring B-10. Boring B-10 would be extended beyond the subsurface obstruction to groundwater in the vicinity of boring B-1. DTSC approved the Addendum with the provision that borings B-3 and B-5 be completed as proposed in the Workplan and two additional borings (B-11 and B-12) be added to the sampling program.

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Subsurface Investigation Report
URS Project No. 59-00115133.01
April 23, 2002*

On February 20, 2002 URS installed soil borings B-3 through B-5, B-11, and B-12. Refusal due to subsurface obstruction was encountered in all five borings at 7 feet bgs, as expected. URS attempted to "hammer through" the obstruction at boring location B-5 but was unsuccessful. Concrete fragments found in the tip of the hammer rod upon extraction indicated a subsurface concrete slab.

The Investigation field program continued on February 21, 2002 with placement of soil boring B-10. Boring B-10 was driven with the use of a hollow stem auger drilling rig to 7-feet bgs, where refusal was encountered. A concrete bit was used to drill through the subsurface concrete slab and the boring was driven into groundwater at 37-feet bgs. A "grab" groundwater sample was collected using a Teflon bailer. The following were the most significant observations made during the field portion of the investigation:

- Heavy hydrocarbon staining and odor were found in soils from all borings in the top 5 to 10 feet of soil column;
- Refusal was uniformly found at depths between 6 feet and 9 feet bgs, indicating that a concrete slab is likely present beneath the entire Facility;
- Thickness of the subsurface concrete slab is approximately 4-inches in the vicinity of boring B-10;
- Gasoline odor and staining were encountered below 20-feet bgs in boring B-10;
- Groundwater was encountered at 37-feet bgs in boring B-10; and
- Floating free product was detected in groundwater at boring B-10.

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Soil samples collected were analyzed for volatile organic compounds (VOCs) by EPA Method 8260B and for total petroleum hydrocarbons, carbon chain C₆ through C₄₀, by EPA Method 8015M. In addition, per the Workplan, a select group of samples were analyzed for pH by EPA Method 9040/9045, Title 22 Metals by EPA Method 6010/7000, semi volatile organic compounds by EPA Method 8270C, and Cyanide by EPA Method 9014. The groundwater sample was analyzed for VOCs. The following is a summary of laboratory results:

- Cyanide was not present in subsurface soils at the locations sampled;
- Metals and pH were within acceptable levels at the locations sampled and were similar to background levels;
- Chlorinated VOCs that included tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), trans-1,2-dichloroethene (trans-1,2-DCE), 1,1-dichloroethene (1,1-DCE), 1,1-dichloroethane (1,1-DCA), vinyl chloride (VC), 1,1,2,2-tetrachloroethane (1,1,2,2-TTCA), bromodichloromethane (BDCM), and chloroform were present in shallow on-site soils;
- Vinyl chloride was the only chlorinated VOC constituent detected in the groundwater sample;
- TPH, including volatile fuel constituents benzene, ethylbenzene, xylenes and toluene (BTEX), n-butyl-benzene, sec-butyl-benzene, tert-butyl-benzene, isopropyl-benzene, n-propyl-benzene, 1,3,5-trimethylbenzene, 1,2,4-trimethylbenzene, p-isopropyl-toluene, and naphthalene were detected in soils; and
- Fuel constituents were detected in groundwater.

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Laboratory results indicate that cyanide was not present in subsurface soils at the locations sampled. Likewise, metals and pH were within acceptable levels at the locations sampled and were similar to background levels. Therefore, the conclusion can be drawn that at the locations sampled, releases of cyanide, metals, or acidic solutions have not occurred.

Laboratory results suggest that chlorinated VOCs, have impacted shallow subsurface soils at three distinct locations: (1) immediately north of the degreasing room (boring B6); (2) adjacent to the southeast corner of the onsite building (borings B1, B2, B9); and (3) to the east of the onsite building, in the loading and storage area (boring B12). The extent of VOC impacts appears localized and in most locations does not extend beyond 5 bgs. The distribution of chlorinated VOCs appears to be consistent with degradation of PCE under anaerobic conditions, which typically de-chlorinates PCE to TCE, and TCE to DCE. As of December 31, 2001 APC no longer stores PCE on-site, nor is it used in manufacturing operations.

Hydrocarbon impacts, including volatile fuel constituents, are not likely related to onsite operations. Associated Plating Company has no history of handling, storage, or use of these compounds. In addition, the APC property and surrounding vicinity is known to have been part of former oil-field-related operations and a Tosco (former Unocal) facility is located to the immediate south of APC.

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URS Project No. 59-00115133.01
April 23, 2002*

1.0 INTRODUCTION

URS Corporation (URS) has prepared this Subsurface Investigation Report on behalf of Associated Plating Company, Inc. for the Associated Plating Company Facility (APC) located in Santa Fe Springs, California. This Subsurface Investigation event (Investigation) was conducted as per the California Department of Toxic Substances Control (DTSC) approved *Further Investigation Workplan, Associated Plating Company, Inc., 9636 Ann Street, Santa Fe Springs, California* (Workplan) [URS, October 24, 2001] and the *Interim Measures Workplan Addendum, Associated Plating Company, Inc., 9636 Ann Street, Santa Fe Springs, California* (Addendum) [URS, December 7, 2001]. During field activities conducted November 2001 and February 2002, URS completed 15 shallow borings (B-1 through B-9, B-11, B-12 and BG-1 through BG-3) and one deep boring to groundwater (B-10).

2.0 SITE DESCRIPTION

The APC Facility (Facility) is located at 9636 Ann Street in Santa Fe Springs, California (Figure 1). The Facility is 1.25-acres in size and is currently occupied by an approximately 17,000 square-foot concrete tilt-up building on the southwest portion of the Facility. Parking spaces are provided to the immediate north of the building and on the northeast portion of the property. At the time of the investigations, the southeast portion of the Facility (0.30-acres) was unimproved vacant land (Figure 2).

The nearest cross streets to the Facility are Sorensen Avenue to the north and Santa Fe Springs Road to the east. Land contiguous to the site is used for industrial purposes in all directions. Of particular interest is a Tosco (former Unocal) facility to the immediate south of APC (9645 South Santa Fe Springs Road). No residential areas are in the immediate vicinity of APC.

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The Facility is a specialty plating shop for small components and specializes in the use of fused tin and tin/lead alloys using electro- and electroless plating. Nickel and copper are the most commonly used metals. Precious metal plating is also performed using silver, gold, tin, zinc, and aluminum. Several plating lines with associated tanks are located within the Facility.

3.0 SITE HISTORY

According to a Phase I Environmental Site Assessment report prepared for the Facility by Dames & Moore (September 28, 1999), the original building permit for the site was issued in 1971 to Grubb Construction for a 17,000 square-foot concrete building. Remodeling permits were issued to Dyn Electronics in 1971 and 1972 and the Facility was used for office and warehouse space. The Golnick family (former operators of APC) purchased the property in 1977 and began plating operations in 1978. Prior to 1971, the land was undeveloped with the exception of a large oil-field-related aboveground storage tank (AST). The AST appears to have been situated over the entire Facility and vicinity in the 1930's.

4.0 GEOLOGIC & HYDROLOGIC SETTING

The Facility is located on the eastern or Downey Plain portion of the Los Angeles Coastal Plain, which slopes gently to the south and has low relief. The present topography is a result of coalescing alluvial fans of the Rio Hondo, San Gabriel, and Los Angeles rivers. The Downey Plain is bordered by the Montebello Plain to the north and east, and the Newport-Inglewood uplift to the southwest (California Department of Water Resources (CDWR), 1961).

Topographic map coverage of the site is provided by the U.S. Geological Survey (USGS), Whittier, California 7.5 minute quadrangle map dated 1965 and photorevised in 1981.

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The elevation of the property is approximately 150 feet above mean sea level (msl) with a local topographic gradient of less than 20 feet per mile to the southeast.

Regional and surface water drainage appears to flow west to the San Gabriel River. The nearest surface water or drainage course is La Canada Verde Creek (Coyote Creek) located approximately ½ mile to the east. This drainage course is a concrete-lined channel used for flood control in the winter months, and has little effect on local groundwater conditions. No large water bodies are located near the property.

First encountered groundwater beneath the Facility is found between 35 and 40 feet below ground surface (bgs) [Refer to Section 6.5]. No groundwater well information was available for the Facility or sites in the near vicinity. Therefore, groundwater flow direction is assumed to be in the general direction of slope, to the southeast.

5.0 INVESTIGATION OBJECTIVES

Per the approved Workplan, this Investigation intended to assess onsite soils at the Facility that may have been impacted by wastewater containing metals and/or cyanide, as well as degreasing solvents and acids. Field conditions dictated that the Investigation be completed in two separate events, the first on November 1, 2001 and the second on February 20 and 21, 2002. The following table summarizes soil borings placement, intended sample depths, and the number of soil samples originally proposed from each boring.

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Target Area	Boring Identification	Sample Depths (feet bgs)	Number of samples to be collected
Wastewater Treatment	B-1	0.5-1, 4.5-5, 9.5-10	3
	B-2	0.5-1, 4.5-5, 9.5-10	3
	B-3	0.5-1, 4.5-5, 9.5-10	3
	B-4	0.5-1, 4.5-5, 9.5-10	3
	B-5	0.5-1, 4.5-5, 9.5-10	3
Degreaser & Floor Trenches	B-6	0.5-1, 4.5-5, 9.5-10	3
	B-7	0.5-1, 4.5-5	2
	B-8	0.5-1, 4.5-5	2
Chemical Storage	B-9	0.5-1, 4.5-5	2
Soils Below Subsurface Concrete Obstruction	B-10	0.5, 5, 10, 15, 20, 25, 30	7
Loading/Storage	B-11	0.5-1, 4.5-5, 9.5-10	3
	B-12	0.5-1, 4.5-5, 9.5-10	3
Background	BG-1	0.5-1, 4.5-5, 9.5-10	3
	BG-2	0.5-1, 4.5-5, 9.5-10	3
	BG-3	0.5-1, 4.5-5, 9.5-10	3

Soil borings B-1 through B-5 intended to assess soils in the vicinity of the wastewater treatment units on the southern portion of the Facility. Borings B-6 through B-8 intended to assess soils in the vicinity of the degreasing room and floor trenches inside the central-southern portion of the Facility. Boring B-9 intended to address soils in the vicinity of the chemical storage area just outside the southeast corner of the onsite building. Boring B-10 intended to address soils beneath a concrete obstruction encountered in all but one of the borings (Section 6.4). Borings B-11 and B-12 intended to address soils to the east of the onsite building in the storage and loading area. Borings BG-1 through BG-3 were background borings.

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6.0 FIELD METHODOLOGY

This section presents general field procedures and observations recorded during placement of 15 onsite soil borings on November 1, 2001, February 20, and February 21, 2002. Background information, as well as sampling strategy, investigative methods and procedures, sample analysis program, sample handling, decontamination procedures, and management of investigative wastes, are detailed in the approved Workplan and Addendum provided in Appendix A.

6.1 Geophysical Clearance of Boring Locations

Prior to fieldwork initiation, proposed boring locations were clearly marked in white paint and checked for subsurface obstructions. During the first sampling event, proposed boring locations were cleared on October 10, 2001 by Spectrum Geophysics. During the second sampling event, proposed boring locations were cleared on February 15, 2002 by Goldak, Inc. No major modifications to sampling locations were made.

6.2 Health and Safety Plan

URS prepared a site-specific Health and Safety Plan (HSP) identifying personal protective equipment (PPE), safety procedures, decontamination procedures, lead personnel with their contact telephone numbers, and a hospital route map. Prior to commencing drilling activities (November 1, 2001 and February 20, 2002), field personnel were briefed on safety procedures and allowed to review the HSP. Questions pertaining to the HSP were answered by the Project Manager and personnel were required to sign a document stating that they clearly understood project hazards and emergency procedures.

6.3 Field Data

During drilling and sampling operations, a RAE Systems Inc. photoionization detector (PID) [MiniRAE] was used to monitor the presence and level of volatile organic vapors

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in the borings and to screen soil samples for health and safety purposes. The data was recorded in the boring logs and was used as an immediate indicator of volatile organic vapors in subsurface materials.

Boring logs were prepared during soil sampling to provide a lithologic description of soils encountered during the Investigation. Boring logs were prepared in accordance with the Unified Soils Classification System (USCS), and provided descriptions of visible evidence of soil contamination (i.e., odor, staining) and PID readings. Soil borings are presented in Appendix B.

The PID was calibrated prior to beginning each day of fieldwork to display concentration in units equivalent to parts per million (ppm). The PID used at the Facility was equipped with a 10.6 eV lamp.

6.4 Initial Field Investigation – November 2001

URS mobilized to the Facility on November 1, 2001 for placement of soil borings B-1 through B-9 and BG-1 through BG-3. Vironex, Inc. of Santa Ana, California provided drilling services with the use of a limited access hydraulic push-probe drilling rig (Geoprobe Badger 66DT). Soil borings were advanced to depths ranging from 5 to 10 feet bgs. A soil sampler, fitted with 1¾ -inch diameter, 2-foot long acetate sample sleeves, was used to retrieve undisturbed soil samples from desired depths. Following retrieval of soil, a portion of the sleeve containing the desired sample depth was cut, the exposed soil at each end covered with Teflon™ sheeting and fitted with plastic end caps. In addition, soil samples were also sub-cored using EnCore™ samplers in accordance with EPA Method 5035 for analysis of volatile organic compounds (VOCs).

Mr. Edward T. Cieslak and Mr. Nebu John, both DTSC representatives, were onsite during portions of the November 1, 2001 field activities to view soil conditions and field procedures.

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6.4.1 Placement of Borings

The Investigation began with placement of boring BG-3 at the southeast portion of the Facility. This was followed by borings BG-2, B-9, B-1, B-3, B-4, B-2, BG-1, B-8, B-7, and B-6. Only borings BG-3, B-7, B-8, and B-9 were driven to the intended total depths. The rest of the borings encountered refusal on a subsurface obstruction at 6 to 8 feet below ground surface (bgs).

6.4.2 Lithology

Fine-grained, uniform sandy silts to clayey silts that were plastic, moist, and stained with heavy hydrocarbons were encountered in all borings. Soils encountered in borings BG-2 and BG-3 on the eastern portion of the Facility had angular clastics to 1/4-inch from the ground surface to approximately 5 feet bgs. Boring logs are included as Appendix B.

6.4.3 Initial Field Observations

The following were the most significant observations made during fieldwork on November 1, 2001:

- Heavy hydrocarbon staining and odor were found in soils from all borings in the top 5 to 10 feet of the soil column;
- Refusal was uniformly found at depths between 6 feet and 9 feet bgs, indicating that the concrete footing for the former AST discussed in Section 3.0 is likely still present beneath the entire Facility; and
- Surface concrete thickness in excess of 12-inches did not allow for the placement of borings B3 through B5 in the southern portion of the Facility.

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6.4.4 Initial Conclusions & Addendum

During the first sampling event, URS was not able to complete the Investigation as originally intended in the Workplan. Borings could not be driven to their desired depths due to refusal, and three of 12 borings could not be installed due to surface concrete thickness being too great. In addition, based on initial laboratory data (discussed in Section 7.0), URS proposed the addition of two soil borings to the immediate east of the onsite building, as well as the evaluation of soil and groundwater conditions beneath the onsite obstruction (generally 6 to 7 feet bgs near the building).

Based on these conclusions, URS drafted and submitted an Addendum to DTSC on December 7, 2001 for their review and approval. The Addendum proposed to relocate borings B-3 and B-5 and add boring B-10. Boring B-10 would be extended beyond the subsurface obstruction to groundwater in the vicinity of boring B-1.

DTSC approved the Addendum in a letter dated February 8, 2002 with the provision that borings B-3 and B-5 be completed as proposed in the Workplan. In addition, DTSC requested that two additional borings (B-11 and B-12) be added to the sampling program. (Appendix A).

6.5 Additional Field Investigation – February 2002

URS mobilized to the Facility on February 20, 2002 for placement of soil borings B-3 through B-5, B-11, and B-12, in accordance with the approved Addendum. Interphase Environmental, Inc. of Los Angeles, California provided drilling services with the use of a limited access hydraulic push-probe drilling rig. All five soil borings were advanced to 7 feet bgs, whereupon refusal due to subsurface obstruction was encountered in all borings. URS attempted to "hammer through" the obstruction at boring location B-5 but was unsuccessful. Concrete fragments were found in the tip of the hammer rod upon

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extraction, indicating a concrete slab, as suspected (Section 3.0). Field procedures for soil sample retrieval and sampling were consistent with the Workplan.

The Investigation field program concluded on February 21, 2002 with placement of soil boring B-10. Excel Drilling, Inc. of Huntington Beach, California provided drilling services with the use of a CME-75 hollow-stem-auger (HSA) truck mounted drilling rig equipped with 6-inch augers. Boring B-10 was driven to 7-feet bgs, where refusal was encountered as expected. A concrete bit was used to drill through the subsurface concrete slab and the boring was driven into groundwater at 37-feet bgs.

During advancement of boring B-10, undisturbed soil samples were collected in clean, 6-inch brass tubes using a California modified split-spoon sampler. Soil samples were also sub-cored using EnCore™ samplers as described in Section 6.4. A "grab" groundwater sample was collected using a new Teflon bailer. Groundwater was poured into three (3) laboratory supplied 40-milliliter (ml) VOAs for analysis.

6.5.1 Placement of Borings

Prior to the placement of borings B-3 through B-5, URS contracted with Rice's Concrete Cutting Services, Inc. of Long Beach, California, to core through the surface concrete. Concrete thickness encountered at the location of borings B-3 through B-5 ranged from 14 to 18-inches in thickness.

During fieldwork of February 20, URS began by installing boring B-5, and continued with borings B-4, B-3, B-11 and B-12, in that order. As expected, refusal was encountered at 7-feet bgs in all borings, short of their intended final depth.

The Investigation continued on February 21 with the placement of boring B-10 using an HSA drilling rig. As described above, the boring was driven to the subsurface concrete slab (7 feet bgs) and allowed to stand for 30 minutes to gauge for perched water. The

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hammer was then cleaned and lowered into the boring to see if appreciable amounts of water had gathered at the bottom. None was detected.

The augers were then extracted from the hole and the auger bit replaced with a concrete bit to penetrate through the subsurface slab. The slab proved to be approximately 4-inches thick. Once the slab was penetrated, the concrete bit was again replaced with the drilling bit and the boring was continued. Gasoline odor and staining were encountered at 20-feet bgs. Saturated conditions were detected at 37-feet bgs and the boring was extended to 40-feet bgs. A new Teflon bailer was dropped through the center of the augers in order to retrieve a groundwater sample. Based on field observations, free floating product was present at the groundwater surface. URS could not ascertain the thickness.

6.5.2 Observations

The following were the most significant observations made during fieldwork on February 20 and 21, 2001:

- Thickness of the surface concrete slab along the southern property boundary ranges from 14 to 18 inches;
- Thickness of the subsurface concrete slab is approximately 4-inches in the vicinity of boring B-10;
- Gasoline odor and staining were encountered below 20-feet bgs in boring B-10;
- Groundwater was encountered at 37-feet bgs in boring B-10; and
- Floating free product was detected in groundwater at boring B-10.

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6.6 Chain-of-Custody Procedures

After collection, samples were placed in a cooler with ice to await transportation to a state certified laboratory. Samples were transported under strict chain-of-custody documentation as described below. For purposes of this Investigation, custody was defined as follows:

- In plain view of URS field representatives;
- Inside a cooler which was in plain view of URS field representatives; or
- Inside any locked space such as a cooler, locker, car, truck, or storage room to which field representatives had the only immediately available key(s).

Chain-of-custody records were maintained for samples recovered and were signed by the sampler and others who took custody of the samples.

A designated sample custodian from the laboratory accepted custody of shipped samples and verified that the chain of custody forms matched the samples received. Each batch of samples was given a laboratory number and each sample was assigned a unique sequential identification number. The custodian was responsible for seeing that samples were transferred to the proper analyst or stored in an appropriate secured area.

6.7 Equipment Decontamination Procedures

Re-usable drilling and sampling equipment was cleaned prior to use to reduce the potential for cross contamination. Drill sections and other down-hole implements used during drilling were cleaned prior to use at each boring location.

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Between each sample collection, the sampler was disassembled, cleaned, and decontaminated. Cleaning and decontamination procedures consisted of washing the sampling equipment with a solution of water and a detergent, followed by two water rinses and air-drying.

7.0 LABORATORY ANALYSIS AND RESULTS

Soil and groundwater samples collected during the course of this investigation were submitted to a California-certified analytical laboratory. As per the Workplan and subsequent Addendum, soil samples collected were analyzed for VOCs by EPA Method 8260B and for total petroleum hydrocarbons (TPH), carbon chain C₆ through C₄₀, by EPA Method 8015M. In addition, a select group of samples were analyzed for pH by EPA Method 9040/9045, Title 22 Metals by EPA Method 6010/7000, semi volatile organic compounds (SVOCs) by EPA Method 8270C, and Cyanide by EPA Method 9014. Rationale is provided in the Workplan in Appendix A. Table 1 provides a list of all samples collected and the analyses requested for each.

The groundwater sample collected from boring B-10 was analyzed for VOCs. A summary of analytical results is included in Tables 2 through 6, and the complete analytical results, including laboratory QA/QC, are presented in Appendix C.

7.1 Total Chlorinated VOCs

With the exception of three soil samples collected from boring B-10 (15, 25, and 35-foot bgs samples), samples, including the groundwater sample, were analyzed for VOCs.

7.1.1 Soils

Analytical laboratory results for 27 of 40 soil samples reported the presence of detectable concentrations of various chlorinated VOCs that included tetrachloroethene (PCE),

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trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), trans-1,2-dichloroethene (trans-1,2-DCE), 1,1-dichloroethene (1,1-DCE), 1,1-dichloroethane (1,1-DCA), vinyl chloride (VC), 1,1,2,2-tetrachloroethane (1,1,2,2-TTCA), bromodichloromethane (BDCM), and chloroform). Soil sample concentrations of total chlorinated VOCs ranged from ND to 35,000 µg/kg.

7.1.2 Groundwater

The grab groundwater sample collected from boring B-10 had a reported VC concentration of 69 µg/L. This was the only chlorinated VOC constituent detected in groundwater.

7.2 TPH & Fuel Constituents

As was noted throughout Section 6.0, heavy staining and heavy hydrocarbon odor were found in shallow soils throughout the Facility. It was also noted that strong gasoline odor and floating free product were encountered in boring B-10. Due to the fact that (1) the Facility was formerly occupied by a large oil-field-related AST, (2) fuels are not presently nor have they historically been stored or handled at the APC Facility, and (3) to the immediate south of the APC property is a Tosco (former Unocal) facility, URS concludes that the hydrocarbon and fuel constituents are likely unrelated to the APC operations.

7.2.1 Soils

Analytical laboratory results for 19 of 30 soil samples reported the presence of detectable concentrations of TPH. Soil sample concentrations of TPH ranged from ND to 6,200 mg/kg.

In addition, various volatile fuel constituents, including benzene, ethylbenzene, xylenes and toluene (BTEX), n-butyl-benzene, sec-butyl-benzene, tert-butyl-benzene, isopropyl-

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benzene, n-propyl-benzene, 1,3,5-trimethylbenzene, 1,2,4-trimethylbenzene, p-isopropyl-toluene and naphthalene, were detected in soils.

7.2.1 Groundwater

The analytical laboratory results for the groundwater sample reported various volatile fuel constituents, including sec-butyl-benzene, tert-butyl-benzene, isopropylbenzene, n-propylbenzene, and naphthalene.

7.3 Tetrachloroethene (PCE)

PCE was reported in 13 soil samples at concentrations ranging from 8 µg/kg (B8-5' and B9-5') to 35,000 µg/kg (B1-0.5'). The highest concentrations of PCE were reported for soil samples collected from outside the southeast corner of the building and adjacent to the degreasing room (B1, B2, B-9, and B6). In addition, PCE was also reported at lower concentrations in samples collected from borings B7, B8, and B12. At most locations the PCE concentrations suggest a surface source and shallow impact.

7.4 Trichloroethene (TCE)

TCE was reported in 15 soil samples at concentrations ranging from 7 µg/kg (B7-3', B8-0.5' and B8-5') to 4,600 µg/kg (B6-5'). The highest concentrations of TCE were reported for soil samples collected from outside the southeast corner of the building and adjacent to the degreasing room (B1, B2, B9, and B6). In addition, TCE was also reported in samples collected from borings B7, B8, B10, B11, and B12.

7.5 Cis-1,2-DCE & Trans-1,2-DCE

Cis-1,2-DCE and trans-1,2-DCE concentrations were reported in 21 soil samples from borings B1, B2, B3, B4, B6, B8, B9, B10, B11, and B12. In boring B12, reported concentrations increased in the 5 and 7-foot bgs samples compared with the 0.5-foot

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sample. The widespread presence of DCE is consistent with degradation of PCE under anaerobic conditions, which typically de-chlorinates PCE to TCE, and TCE to DCE.

7.6 Vinyl Chloride (VC)

7.6.1 Soils

VC was reported in 9 soil samples at concentrations ranging from 7.6 µg/kg (B10-20') to 2,000 µg/kg (B2-5').

7.6.2 Groundwater

VC was reported in the groundwater sample at a concentration of 69 µg/L. This was the only chlorinated VOC reported.

7.7 Title 22 Metals

Metal concentrations reported for samples from borings B1 through B5 and B8 were within acceptable range and were comparable to concentrations from samples collected as background from borings BG1 through BG3. In addition, no sample concentrations exceeded the California Title 22 total threshold limit concentrations (TTLC).

7.8 pH

Reported pH for soil samples from borings B1 through B5 and B8 and B9 ranged from 7.4 to 8.3. These values are within acceptable range and do not suggest an acid spill.

7.9 Cyanide

Cyanide concentrations reported for soil samples from boring B1 and BG1 through BG3 were below the laboratory method reporting limit (MRL) of 0.5 mg/kg.

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7.10 SVOCs

As is typical when encountering former oilfield related waste, URS submitted four samples with high TPH concentrations (B6-0.5', B8-5', B9-5', BG2-9') for SVOC analysis. No SVOC constituents were detected above their respective laboratory MRLs.

8.0 DISCUSSION & SUMMARY

The purpose of this Investigation was to assess soils that may have been impacted by wastewater containing metals and cyanide, as well as degreasing solvents and acids. Laboratory results indicate that cyanide was not present in subsurface soils at the locations sampled. Likewise, metals and pH were within acceptable levels at the locations sampled and were similar to background levels. Therefore, the conclusion can be drawn that at the locations sampled, releases of cyanide, metals, or acidic solutions have not occurred.

Chlorinated VOCs have impacted the subsurface soils at three distinct locations: (1) immediately north of the degreasing room (B6); (2) adjacent to the southeast corner of the onsite building (B1, B2, B9); and (3) to the east of the onsite building, in the loading and storage area (B12). The extent appears localized and in most locations does not extend beyond 5 bgs in depth. As of December 31, 2001 APC no longer stores PCE on-site, nor is it used in manufacturing operations.

Laboratory results for the groundwater sample collected at the terminus of boring B10 (37 feet bgs), reported VC at a concentration of 69 µg/L.

The detected hydrocarbon odors, staining, and fuel constituents are not likely related to onsite operations. Associated Plating Company has no history of use of these compounds.

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9.0 REPORT LIMITATIONS

This report presents a summary of work completed by URS Corporation. The completed work includes observations and descriptions of site conditions. Where appropriate, it includes analytical results for samples taken during the course of the work. The number and location of samples were chosen to provide the required information, but it cannot be assumed that they are representative of areas not sampled. All conclusions and recommendations are based on these analyses, observations, and the governing regulations. Conclusions beyond those stated and reported herein should not be inferred from this document.

These services were performed in accordance with generally accepted practices in the environmental engineering field, which existed at the time and location of the work.

10.0 REFERENCES

Department of Toxic Substances Control, October 31, 2001, Correspondence, "*Revised Interim Measures Workplan for Associated Plating Company Facility, 9636 Ann Street, Santa Fe Springs, California*", EPA ID CAD043079110.

Department of Toxic Substances Control, February 8, 2002, Correspondence, "*Interim Measures Workplan Addendum for Associated Plating Company Facility, 9636 Ann Street, Santa Fe Springs, California*", EPA ID CAD043079110.

URS Corporation, October 24, 2001, "*Further Investigation Workplan, Associated Plating Company, Inc., 9636 Ann Street, Santa Fe Springs, California*".



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*URS Corporation, December 7, 2001, "Interim Measures Workplan Addendum,
Associated Plating Company, Inc., 9636 Ann Street, Santa Fe Springs, California".*

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TABLES

TABLES

TABLE 1
SOIL SAMPLE LABORATORY ANALYSES
ASSOCIATED PLATING
SANTA FE SPRINGS, CALIFORNIA

Boring	Sample Depth (feet bgs)	VOCs EPA 8260B	TPH EPA 8015M	Title 22 Metals	pH EPA 9045	Cyanide EPA 9010	SVOCs EPA 8270
B-1	0.5	✓	✓	✓	✓	✓	
	5	✓	✓	✓	✓	✓	
B-2	0.5	✓	✓	✓	✓		
	5	✓	✓	✓	✓		
B-3	1.5	✓	✓	✓	✓		
	5	✓	✓	✓	✓		
B-4	1	✓	✓	✓	✓		
	5	✓	✓	✓	✓		
B-5	1	✓	✓	✓	✓		
	5	✓	✓	✓	✓		
B-6	0.5	✓	✓				✓
	5	✓	✓				
B-7	3	✓	✓				
	5	✓	✓				
B-8	0.5	✓	✓	✓	✓		
	5	✓	✓	✓	✓		✓
B-9	0.5	✓	✓		✓		
	5	✓	✓		✓		✓
B-10	0.5	✓					
	5	✓					
	10	✓	✓				
	15						
	20	✓	✓				
	25						
	30	✓	✓				
	35						
B-11	0.5	✓					
	5	✓					
	7	✓					

TABLE 1
SOIL SAMPLE LABORATORY ANALYSES
ASSOCIATED PLATING
SANTA FE SPRINGS, CALIFORNIA

Boring	Sample Depth (feet bgs)	VOCs EPA 8260B	TPH EPA 8015M	Title 22 Metals	pH EPA 9045	Cyanide EPA 9010	SVOCs EPA 8270
B-12	0.5	✓					
	5	✓					
	7	✓					
BG-1	0.5	✓	✓	✓	✓	✓	
	5	✓	✓	✓	✓	✓	
BG-2	0.5	✓	✓	✓	✓	✓	
	5	✓	✓	✓	✓	✓	
	9	✓	✓	✓	✓	✓	✓
BG-3	0.5	✓	✓	✓	✓	✓	
	5	✓	✓	✓	✓	✓	
	10	✓	✓	✓	✓	✓	

Table 2
EPA 8260B - CVOCs
Soil Analytical Results
Associated Plating
Santa Fe Springs, CA

Boring	Sample Depth ¹	PCE	TCE	1,1,2,2-TTCA	cis-1,2-DCE	trans-1,2-DCE	1,1-DCE	1,1-DCA	VC	BDCM	Chloroform
B1	0.5	35000	1500	ND	980	220	ND	ND	18	ND	ND
	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B2	0.5	4100	2800	ND	820	240	16	ND	110	ND	ND
	5	85	12	ND	210	320	ND	30	2000	ND	ND
B3	1.5	ND	ND	17	ND	ND	ND	ND	ND	ND	ND
	5	ND	ND	ND	5.3	ND	ND	ND	ND	ND	ND
B4	1	ND	ND	ND	310	47	ND	ND	ND	ND	ND
	5	ND	ND	ND	100	13	ND	ND	ND	ND	ND
B5	1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B5 ²	1	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B6	0.5	10	20	ND	4200	1100	50	120	20	ND	ND
	5	2600	4600	ND	4100	880	90	160	20	ND	ND
B7	3	16	7	ND	ND	ND	ND	ND	ND	ND	ND
	5	9	ND	ND	ND	ND	ND	ND	ND	ND	ND
B8	0.5	56	7	ND	ND	ND	ND	ND	ND	ND	ND
	5	8	7	ND	6	ND	ND	ND	ND	ND	ND
B9	0.5	1100	2200	ND	880	400	ND	ND	ND	ND	ND
	5	8	ND	ND	450	110	ND	ND	ND	ND	ND
B10	0.5	ND	96	ND	250	22	ND	ND	ND	ND	ND
B210 ³	0.5	ND	150	ND	350	28	ND	ND	ND	6.1	6.0
	5	ND	55	ND	280	39	ND	18	300	ND	ND
	10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	20	ND	ND	ND	6.1	ND	ND	ND	7.6	ND	ND
	30	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B11	0.5	ND	9.1	ND	72	5.2	ND	ND	54	ND	ND
	5	ND	ND	ND	ND	ND	ND	ND	67	ND	ND
	7	ND	ND	ND	47	ND	ND	ND	ND	ND	ND
B12	0.5	430	72	ND	22	ND	ND	ND	ND	ND	ND
B212 ⁴	0.5	440	63	ND	20	ND	ND	ND	ND	ND	ND
	5	ND	ND	11	420	150	ND	ND	ND	ND	ND
	7	ND	ND	ND	300	150	ND	ND	ND	ND	ND
BG1	0.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
BG2	0.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	9	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
BG3	0.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

¹ all sample depths in feet below ground surface, ² denotes duplicate of 1-foot sample collected from B5, ³ denotes duplicate of 0.5-foot sample collected from B10,

⁴ denotes duplicate of 0.5-foot sample collected from B12

PCE=Tetrachloroethene, TCE=Trichloroethene, TTCA=Tetrachloroethane, DCE=Dichloroethene, DCA=Dichloroethane, VC=Vinyl Chloride,

BDCM=Bromodichloromethane

All sample results in micrograms/kilogram (ug/kg), ND denotes analyte not detected about the laboratory reporting limit

Table 3
EPA 8015M
Soil Analytical Results
Associated Plating
Santa Fe Springs, CA

Boring	Depth¹	C6-C10	C10-C28	C28-C40
B1	0.5	ND	ND	ND
	5	97	570	620
B2	0.5	ND	ND	ND
	5	140	640	580
B3	1.5	230	910	860
	5	ND	ND	ND
B4	1	ND	ND	ND
	5	61	140	180
B5	1	1200	4100	2600
B55²	1	1700	6200	4200
	5	100	330	550
B6	0.5	520	2100	2000
	5	ND	14	ND
B7	3	ND	ND	ND
	5	23	25	ND
B8	0.5	80	530	550
	5	500	2400	2000
B9	0.5	ND	ND	ND
	5	850	3800	3000
B10	10	ND	ND	ND
	20	410	430	ND
	30	770	1500	ND
BG1	0.5	ND	ND	ND
	5	ND	ND	ND
BG2	0.5	ND	ND	ND
	5	ND	ND	ND
	9	303	1900	1600
	0.5	ND	ND	52
BG3	5	ND	ND	38
	10	89	590	480

¹ all sample depths in feet below ground surface

² denotes duplicate of 1-foot sample collected from B5

ND denotes analyte not detected about the laboratory reporting limit

All results in milligrams/kilogram (mg/kg)

Table 4
EPA 8260B - BTEX +
Soil Analytical Results
Associated Plating
Santa Fe Springs, CA

Boring	Sample Depth ¹	Benzene	n-Butyl -benzene	sec-Butyl -benzene	tert-Butyl -benzene	Ethyl -benzene	Isopropyl -benzene	p-Isopropyl -toluene	Naph- thalene	n-Propyl -benzene	Toluene	1,3,5- TMB	1,2,4- TMB	o- Xylene	m&p- Xylene
B1	0.5	ND	9	34	6	ND	17	ND	9	14	ND	ND	ND	ND	ND
	5	ND	ND	ND	ND	5	ND	ND	30	6	ND	ND	ND	ND	ND
B2	0.5	ND	ND	29	ND	ND	14	ND	ND	16	45	ND	ND	ND	ND
	5	ND	ND	40	ND	290	96	ND	400	150	ND	ND	ND	ND	ND
B3	1.5	ND	9	59	6.6	ND	73	ND	270	130	ND	ND	ND	ND	ND
	5	ND	ND	8.5	ND	ND	21	ND	68	26	ND	ND	ND	ND	ND
B4	1	ND	ND	25	ND	120	48	ND	310	73	ND	ND	ND	ND	ND
	5	ND	ND	17	ND	36	18	ND	150	20	ND	ND	ND	ND	ND
B5	1	ND	13	25	ND	15	12	13	94	14	ND	34	21	ND	ND
B55 ²	1	ND	9.8	21	ND	12	11	8.7	70	10	ND	24	7.9	ND	ND
	5	ND	ND	ND	ND	ND	ND	ND	52	ND	ND	ND	ND	ND	ND
B6	0.5	5	43	ND	ND	ND	130	140	58	39	ND	ND	ND	ND	ND
	5	ND	ND	24	ND	120	31	ND	78	40	23	10	22	7	15
B7	3	ND	ND	ND	ND	ND	ND	ND	71	ND	ND	ND	ND	ND	ND
	5	ND	ND	23	ND	7	17	ND	25	13	ND	ND	ND	ND	ND
B8	0.5	ND	ND	18	ND	ND	10	ND	10	5	ND	ND	ND	ND	ND
	5	ND	40	100	ND	460	170	ND	1200	300	ND	ND	ND	ND	ND
B9	0.5	ND	24	31	ND	ND	20	20	ND	31	ND	32	100	ND	ND
	5	ND	ND	31	ND	79	74	ND	360	120	ND	ND	ND	ND	ND
B10	0.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B210 ³	0.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	5	ND	ND	14	ND	78	31	ND	92	45	ND	ND	ND	ND	ND
	10	ND	ND	ND	ND	ND	ND	ND	16	ND	ND	ND	ND	ND	ND
	20	ND	20	26	ND	21	41	36	300	51	ND	95	410	10	230
	30	ND	25	100	ND	ND	210	ND	780	270	ND	ND	ND	ND	ND
B11	0.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	7	12	ND	25	ND	79	75	ND	410	110	ND	ND	ND	ND	ND
B12	0.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B212 ⁴	0.5	ND	ND	ND	ND	ND	ND	ND	16	ND	ND	ND	ND	ND	ND
	5	ND	6.9	12	ND	7.7	12	ND	140	12	ND	ND	ND	ND	ND
	7	ND	35	57	8.6	24	51	16	400	57	ND	ND	ND	ND	ND
	0.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
BG1	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	0.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
BG2	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	9	ND	ND	6	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
BG3	0.5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10	ND	ND	29	ND	ND	11	ND	77	14	ND	ND	ND	ND	ND

¹ all sample depths in feet below ground surface, ² denotes duplicate of 1-foot sample collected from B5, ³ denotes duplicate of 0.5-foot sample collected from B10,

⁴ denotes duplicate of 0.5-foot sample collected from B12

TMB=Trimethylbenzene

All sample results in micrograms/kilogram (ug/kg), ND denotes analyte not detected about the laboratory reporting limit

Table 5
Soil Analytical Results
Associated Plating
Santa Fe Springs, CA

COMPOUNDS	TITLE 22 METALS - EPA METHOD 6000/7000 (mg/Kg)																			
	B1-0.5'	B1-5'	B2-0.5'	B2-5'	B3-1.5'	B3-5'	B4-1'	B4-5'	B5-1'	B5-5'	B8-0.5'	B8-5'	BG1-0.5'	BG1-5'	BG2-0.5'	BG2-5'	BG2-9'	BG3-0.5'	BG3-5'	BG3-10'
Antimony	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2
Arsenic	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
Barium	110	120	160	190	170	110	130	150	170	120	220	110	74	140	77	42	120	92	75	190
Beryllium	<1	<1	<1	<1	1.8	1.1	1.3	1.6	1.7	1.2	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
Cadmium	<1	<1	<1	<1	5	3.1	3.7	4.1	4.6	3.4	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1
Chromium	13	17	15	28	71	44	49	54	66	48	22	15	9	20	9	8	19	15	11	30
Cobalt	11	13	14	17	15	10	12	12	14	11	17	11	8	16	8	5	12	11	10	15
Copper	24	25	39	42	31	23	23	30	31	23	130	20	12	27	15	10	24	20	14	40
Lead	12	13	12	14	25	15	18	20	23	16	15	9	11	16	12	9	12	12	13	19
Mercury	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<.01	<0.1
Molybdenum	2	2	1	2	<1	<1	<1	<1	<1	<1	2	1	1	2	1	1	2	2	2	2
Nickel	14	12	29	20	29	20	22	25	28	22	20	12	8	16	9	7	13	13	11	19
Selenium	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
Silver	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2
Thallium	<2	<2	<2	<2	27	13	19	20	25	15	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2
Vanadium	21	33	28	47	61	36	42	48	61	42	38	23	13	43	13	9	32	20	12	47
Zinc	14	16	33	36	50	73	32	43	47	30	26	15	8	18	30	6	17	23	10	31

Note :
1. mg/Kg = milligrams per kilogram

Table 6
Soil Analytical Results
Associated Plating
Santa Fe Springs, CA

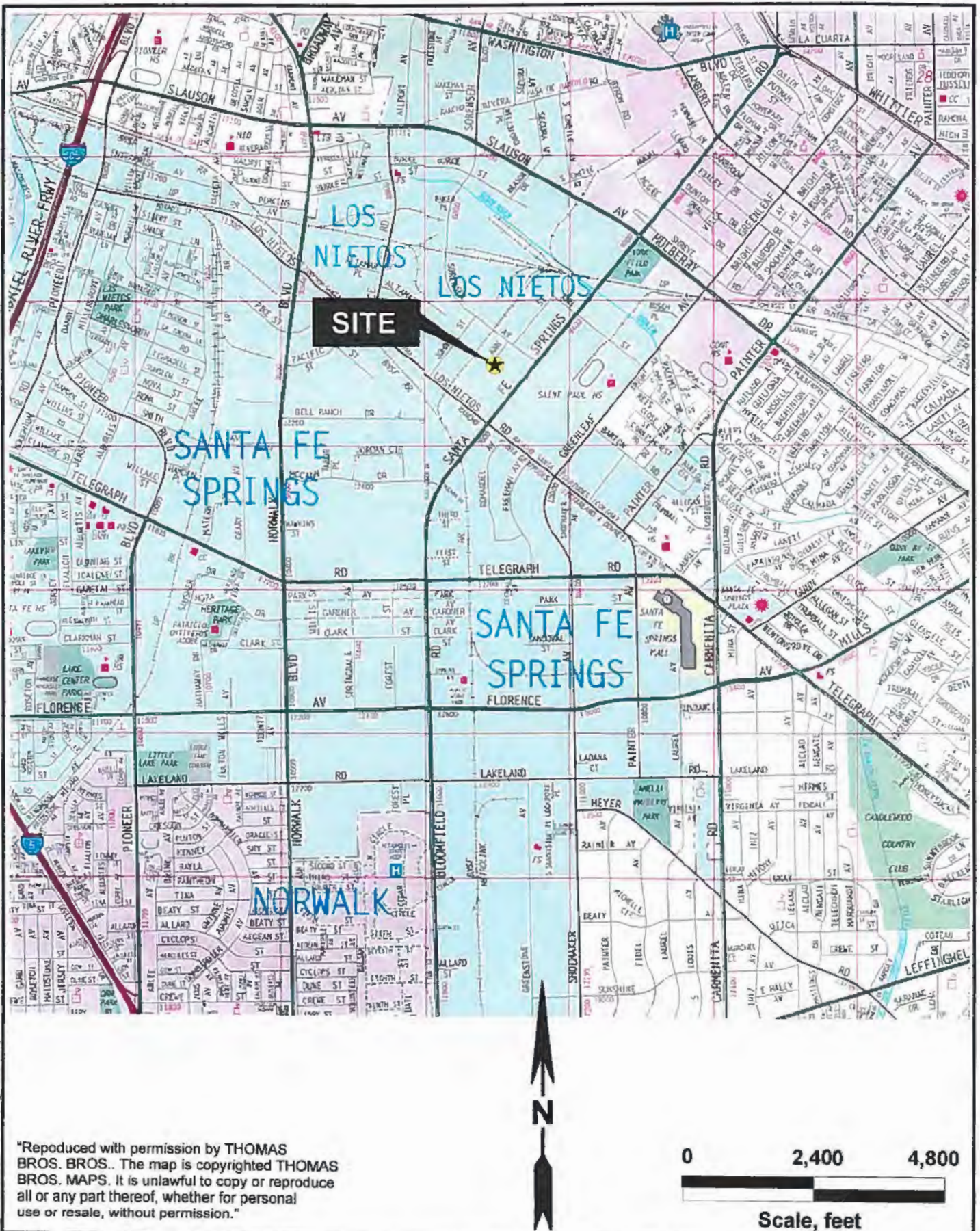
SAMPLE WITH DEPTH (BGS)	pH by EPA Method 9045 SVOCs by EPA Method 8270 Cyanide by EPA Method 9014		
	pH	SVOCs	Cyanide
B1-0.5'	8.0	NA	<0.5
B1-5'	7.9	NA	<0.5
B2-0.5'	8.3	NA	NA
B2-5'	8.0	NA	NA
B3-1.5'	7.9	NA	NA
B3-5'	7.6	NA	NA
B4-1'	7.9	NA	NA
B4-5'	7.5	NA	NA
B5-1'	8.7	NA	NA
B5-5'	8.1	NA	NA
B6-0.5'	NA	ND	NA
B8-0.5'	8.2	NA	NA
B8-5'	7.6	ND	NA
B9-0.5'	8.1	NA	NA
B9-5'	7.9	ND	NA
BG1-0.5'	7.8	NA	NA
BG1-5'	7.8	NA	NA
BG2-0.5'	8.0	NA	NA
BG2-5'	7.9	NA	NA
BG2-9'	8.1	ND	NA
BG3-0.5'	7.6	NA	<0.5
BG3-5'	8.0	NA	<0.5
BG3-10'	7.9	NA	<0.5

Notes :

1. mg/Kg = milligrams per kilogram
2. NA = not analyzed
3. ND = constituents not detected above laboratory MRL

FIGURES

FIGURES



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SITE VICINITY MAP

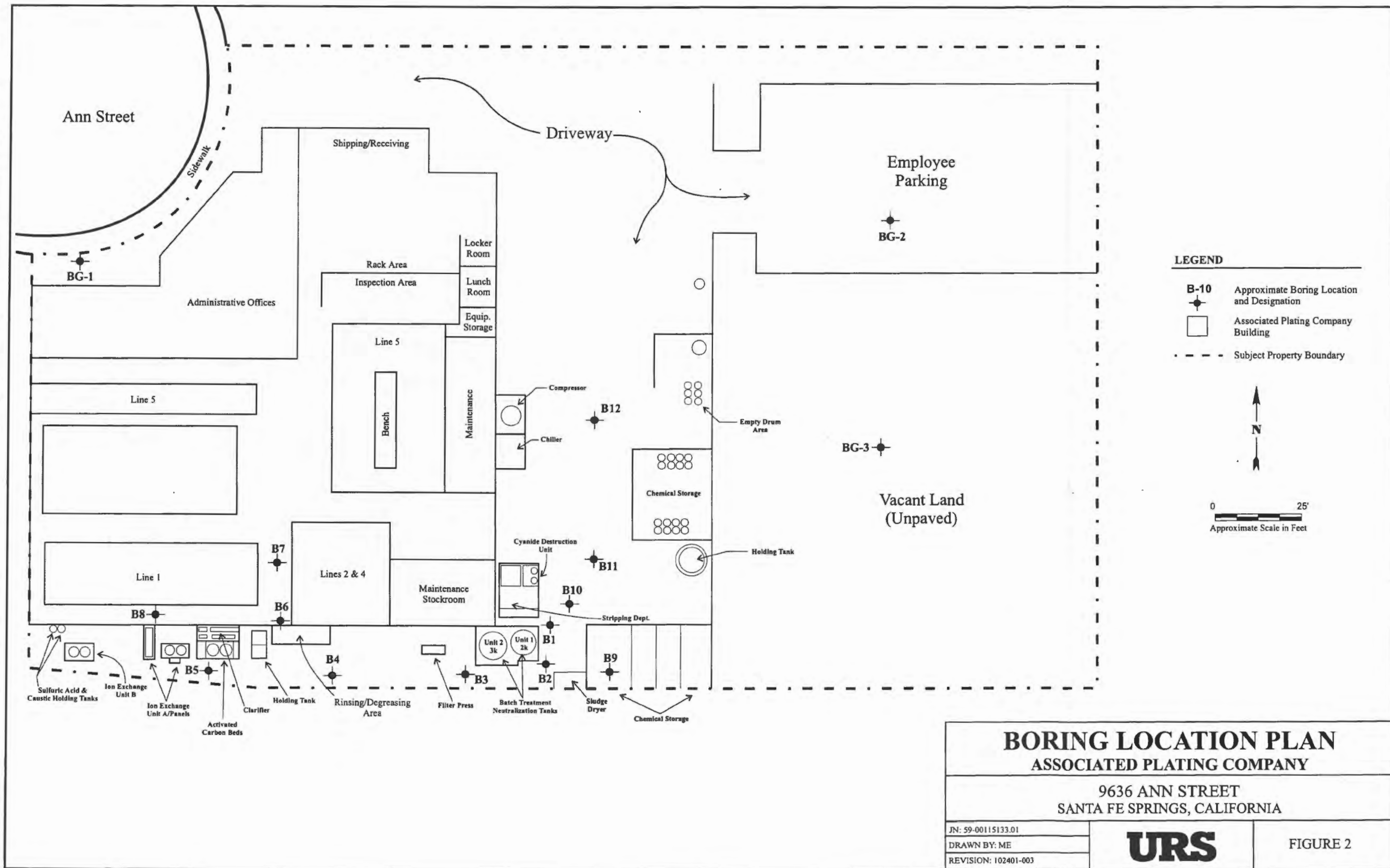
Project No.: 59-00115133.01

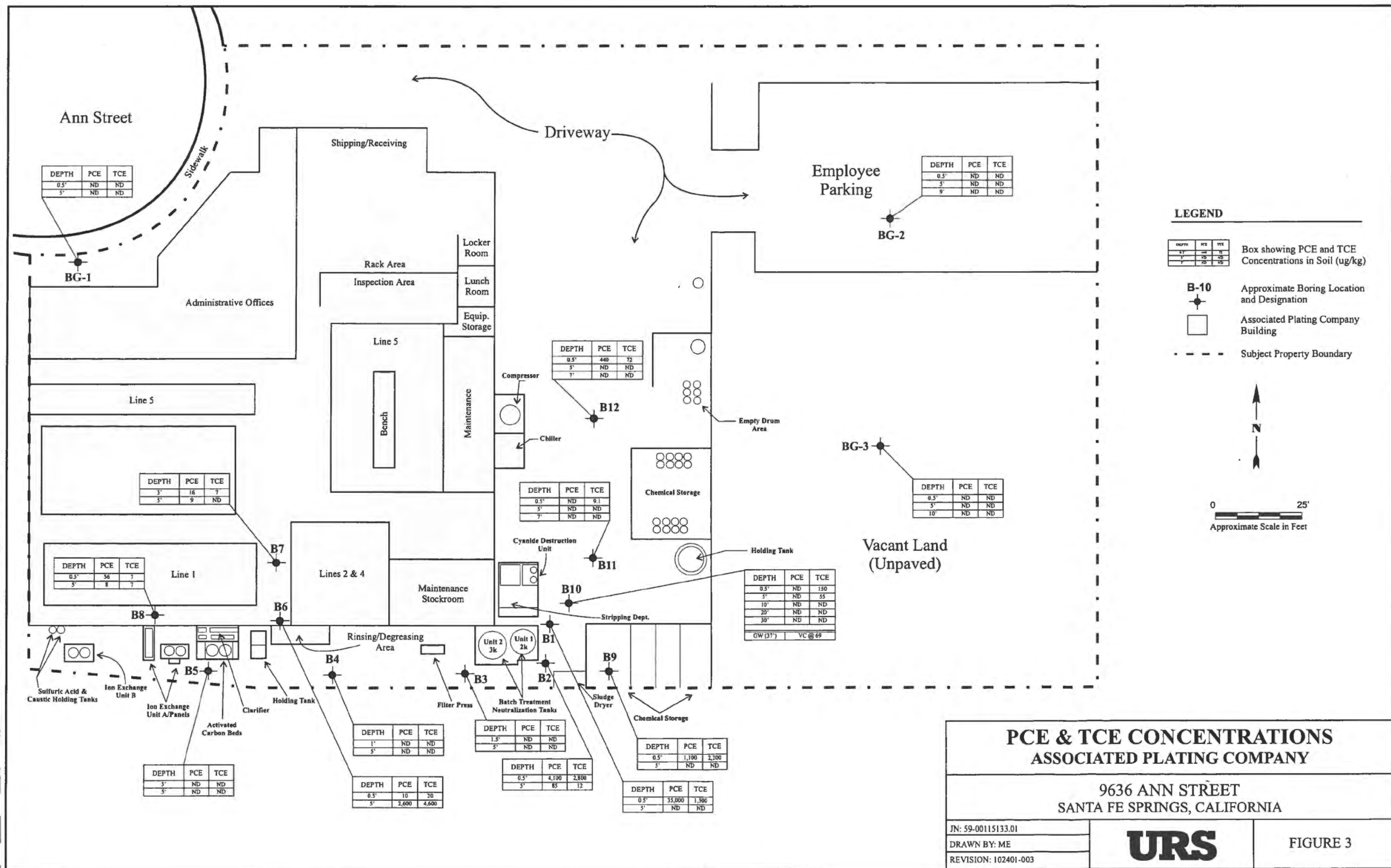
Date: APRIL 2002

Project:

ASSOCIATED PLATING COMPANY
SANTA FE SPRINGS, CA

Figure: 1





APPENDIX A

APPENDIX A
WORKPLAN, ADDENDUM & DTSC CORRESPONDENCE

FURTHER INVESTIGATION WORKPLAN
ASSOCIATED PLATING COMPANY, INC.
9636 ANN STREET
SANTA FE SPRINGS, CALIFORNIA 90670

October 24, 2001

URS

911 Wilshire Boulevard
Suite 800
Los Angeles, California 90017
(213) 996-2200

October 24, 2001

Ms. Yvonne Sanchez
Unit Chief – State Regulatory Programs Division
Southern California Branch
Department of Toxic Substances Control
California EPA
5796 Corporate Avenue
Cypress, California 90630

Re: Further Investigation Workplan
Associated Plating Company, Inc.
9636 Ann Street
Santa Fe Springs, California 90670
EPA ID #CAD043079110
URS Project No. 22-00000149.00

Dear Ms. Sanchez:

On behalf of Associated Plating Company, Inc. (APCI), URS Corporation (URS) is pleased to submit this "Further Investigation Workplan" (Workplan) to the Department of Toxic Substances Control (DTSC). The DTSC requested preparation of such a workplan in its January 3, 2001 letter regarding its compliance evaluation inspection of November 3, 2000 and November 6, 2000. This Workplan, prepared by URS, presents our recommended scope of work and technical approach to conduct a limited subsurface investigation for the locations identified by DTSC at the facility located at 9636 Ann Street, Santa Fe Springs, California. The target locations are beneath the flocculation, pump, and boiler areas of the wastewater treatment area. This workplan is being submitted to DTSC by URS for review and approval. Based on URS meeting with Mr. Nebu John of DTSC at Associated Plating on March 2, 2001 and our meeting on April 18, 2001, boring locations were identified with DTSC personnel and the scope determined.

1.0 BACKGROUND

1.1 Background Research Findings

The Facility is located at 9636 Ann Street, Santa Fe Springs, Los Angeles County, California. The Facility consists of an approximately 18,000 square foot (sq. ft.)

building, situated on approximately 1.35 acres, located on the south curve of the Ann Street cul-de-sac, within the City of Santa Fe Springs (Figure 1).

Associated Plating Company, Inc. (Associated Plating) is a specialty plating shop for small components. Associated Plating specializes in the use of fused tin and tin/lead alloys. Electro- and electroless plating is performed. Nickel and copper are the most commonly used metals. Precious metal plating is also performed using silver, gold, tin, zinc, and aluminum. Several plating lines with associated tanks are located within the facility. According to Mr. Darrell Golnick, the former owner and operator of Associated Plating, the floor trenches have only been used for the transport of rinse water, not plating fluids or degreasing fluids. Mr. Golnick has been at the facility for 22 years.

According to City of Santa Fe Springs building and safety records and interviews with Mr. Darrell Golnick and Mr. Clare Golnick, the former operators of Associated Plating, the original building permit was issued in 1971 to Grubb Construction for a 17,000 square foot concrete building. Permits were issued to Dyn Electronics in 1971 and 1972 for remodeling. Dyn Electronics used the facility for office and warehouse space. After 1972, all permits were issued to a predecessor entity for minor remodeling. The Golnick family purchased the property in 1977 and was subsequently leased to Associated Plating. Plating operations began in 1978. The most recent permit in the file is from 1985 for installation of fire sprinklers. The land was previously undeveloped with the exception of a large above-ground storage tank. This AST was situated over the site and vicinity in the 1930's.

The site is located on the eastern or Downey Plain portion of the Los Angeles Coastal Plain, which slopes gently to the south and has low relief. The present topography is a result of coalescing alluvial fans of the Rio Hondo, San Gabriel, and Los Angeles rivers. The Downey Plain is bordered by the Montebello Plain to the north and east and the Newport-Inglewood uplift to the southwest (California Department of Water Resources (CDWR), 1961).

Topographic map coverage of the site is provided by the U.S. Geological Survey (USGS), Whittier, California 7.5 minute quadrangle map dated 1965 and photorevised in 1981. The elevation of the property is approximately 150 feet above mean sea level (msl) with a local topographic gradient of less than 20 feet per mile to the southeast.

Regional and surface water drainage appear to flow west to the San Gabriel River. The nearest surface water or drainage course is La Canada Verde Creek (Coyote Creek)

located approximately ½ mile to the east. This drainage course is a concrete-lined channel now used for flood control in the winter months, and has little effect on local groundwater conditions. No large water bodies lie near the property. No designated wetlands are on or adjacent to the subject property.

2.0 SAMPLING STRATEGY AND APPROACH

The field sampling investigation will consist of five soil borings drilled in the area of the soils beneath flocculation, pump, and boiler areas of the waste water treatment area to evaluate onsite soil for pH and the presence of metals and cyanide. Six additional borings are proposed to be located in the vapor degreaser area, two floor trench locations, the waste storage area (pH only), and background locations (Figure 2). The following sections describe the sampling strategy, investigative methods and procedures, sample analysis program, sample handling, decontamination procedures, and management of investigative wastes.

2.1 Rationale for Sampling Strategy

The sampling strategy is based on the requirements of the Notice of Compliance (NOC), the use of the property as a plating facility, and the potential for subsurface soils to have been impacted by wastewater containing metals and cyanide. Sample locations will be determined in the field with DTSC concurrence.

2.1.1 Investigation of Wastewater Treatment Area

Based on the limited size of the area of concern, URS proposes five borings. Borings 1 and 2 – adjacent to the flocculation ASTs, Boring 3 – next to the pump adjacent to the west of the flocculation ASTs, Boring 4 – on the crack in the concrete opposite the boilers, Boring 5 – opposite the wastewater holding tank near the ion exchange unit.

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Soil samples will be collected at approximately 0.5 to 1.0 foot, 4.5 to 5.0 feet, and 9.5 to 10.0 feet bgs (three samples per boring). If necessary, sampling depths will be adjusted based on visual indications of impact. Groundwater is not expected to be encountered.

Soil samples will be transported to a California State Certified Analytical Laboratory for chemical analysis. All of the soil samples collected will be analyzed for pH and California metals and VOCs. If elevated copper and pH greater than 8.9 are detected, then the corresponding samples will also be analyzed for cyanide using method EPA Method 6010B.

Field duplicates will be collected and analyzed at the rate of 1 duplicate for the entire set of samples. In addition, an equipment rinseate blank will be prepared for each day of sampling (assume 2 days). Proper chain of custody records will be prepared.

2.1.2 Investigation of Degreaser and Floor Drains

Based on the March 2, 2001 inspection, three borings are proposed. Borings 6 and 7 are closest to the vapor degreaser. Boring 6 will be drilled through the floor as close to the degreaser as possible. Borings 7 and 8 will be drilled through the base of the floor trench. Boring 7 will be located in the trench closest to the degreaser and Boring 8 will be located in the trench approximately 25 feet west of the degreaser. Boring 8 will also serve to evaluate the soil conditions adjacent to the wastewater treatment system.

Soil samples will be collected at approximately 0.5 to 1.0 foot and 4.5 to 5.0 feet below the base of the floor channel (the base is already several feet below grade in Borings 7 and 8). A soil sample will also be collected from 9.5 to 10 feet from Boring B-6. If necessary, sampling depths will be adjusted based on visual indications of impact. Groundwater is not expected to be encountered.

Soil samples will be transported to a California State Certified Analytical Laboratory for chemical analysis. The seven samples from Borings 6, 7, and 8 will be analyzed for VOCs using EPA Method 5035 compliant. The samples from Boring 8 (2 soil samples) will also be analyzed for pH and California metals. If elevated pH and copper are detected, then the samples will also be analyzed for cyanide.

2.1.3 Background Investigation

Due to an historic acid spill, Boring 9 is proposed within the chemical storage area adjacent to the south wall (property boundary). Soil samples will be collected at approximately 0.5 to 1.0 foot and 4.5 to 5.0 feet bgs. If necessary, sampling depths will be adjusted based on visual indications of impact. The 0.5 and 5 foot samples will be analyzed for pH and VOCs.

Three background borings are proposed. Background 1 is proposed for the landscape in the front of the business, Background 2 is proposed for the employee parking area, and Background 3 is proposed for the vacant lot adjacent to the parking area. Soil samples will be collected at approximately 0.5 to 1.0 foot, 4.5 to 5.0 feet, and 9.5 to 10.0 feet bgs. If necessary, sampling depths will be adjusted based on visual indications of impact. Groundwater is not expected to be encountered.

Soil samples will be transported to a California State Certified Analytical Laboratory for chemical analysis. All soil samples collected will be analyzed for pH, California metals, VOCs, and cyanide.

2.2 Sampling Methods and Procedures

This section describes the methods and procedures that will be used to collect soil samples. All samples will be handled in accordance with approved procedures specified in Sections 2.4 to 2.6. Sample containers and volumes, as well as preservatives and holding times, are presented in Table 2.

2.2.1 Health and Safety

Prior to implementing the field investigation, field personnel will be required to review and sign a site-specific, URS-prepared, Health and Safety Plan (HSP). The HSP is designed to: (1) identify and describe potentially hazardous substances that may be encountered during field activities; (2) specify protective equipment for onsite activities; (3) specify personnel decontamination procedures; and (4) outline measures to be implemented in the event of an emergency. The HSP will provide site-specific scopes of

work as well as indicate any unique constituents of concern. The HSP will be in accordance with the guidelines provided by DTSC.

2.2.2 Utility Clearance

Prior to commencement of field activities, Underground Services Alert (USA) will be notified of our intent to conduct subsurface investigations at least 48 hours prior to initiation of intrusive field tasks. All proposed locations of subsurface investigation will be clearly marked with white paint or surveyors flagging as required by USA. USA will contact all utility owners of record within the Site vicinity and notify them of our intention to conduct subsurface investigations in proximity to buried utilities. All utility owners of record, or their designated agents, will be expected to clearly mark the position of their utilities on the ground surface up to the property boundary.

At each planned boring location, a geophysical survey will be conducted to help identify subsurface line and obstructions. Four potential geophysical methods may be used: magnetics; electromagnetics; ground penetrating radar (GPR); and electromagnetic line location. Magnetics and electromagnetics use their respective technologies to identify underground tanks, drums, and conduits. These features are detected due to the ferrous and electrically conductive material of their construction. GPR is used as a follow up technology to characterize identified magnetic or electromagnetic anomalies.

2.2.3 Soil Sampling

At each of the soil boring locations the asphalt or concrete flooring will be removed. Soil borings will be advanced using either hand auger sampling techniques or direct push drilling techniques.

If access requires the use of a hand auger, the following technique will be utilized. A 3-inch diameter hand auger will be manually advanced to the desired sampling depth. After the auger bit reaches the desired sample depth, the hand auger will be removed from the borehole. A manually driven slide-hammer sampler equipped with a core sampler lined with two 2-inch by 3-inch stainless steel rings will be used to collect the soil sample. The core sampler will be driven approximately 0.5 foot into the base of the hand-augered boring. Upon retrieval of the soil samples, the sample sleeves will be

immediately removed from the core sampler. The ends of the selected 2-inch by 3-inch ring will be covered with Teflon sheets and capped with plastic end caps. The remaining soil will be used for lithologic description. After decontamination and adding new sample rings to the sampler, the process is repeated until the desired depth is reached.

If access allows, URS would prefer to use the following direct push technique. The push-probe system is driven by a hydraulic hammer or vibrator. As the core barrel is advanced, soil is driven into an inner 1¼-inch diameter, 18-inch long acetate sleeve. After being driven 18 inches, the rods are removed from the borehole. The acetate sleeve containing the soil is then removed from the sample barrel. Selected 6-inch sections are then cut and the ends are covered with Teflon sheets, capped with plastic end caps, and sealed with Teflon sheeting or ParafilmTM. Remaining soil is used for lithologic description. After decontamination and adding a new sleeve, the sample barrel is lowered back into the casing, additional sections of casing are added, and the process is repeated until the desired depth is reached.

Sample labels will be fixed onto the sides of the containers and will contain the following information: boring number, sample number, depth, collector name, sample location, date and time of collection. Sealed and labeled samples will be cooled in the field in an ice chest and shipped by URS under standard chain-of-custody to a California EPA-certified analytical laboratory selected for the analyses. Down-hole drilling equipment will be cleaned prior to drilling each boring. Prior to soil sampling, samplers will be washed in a dilute non-phosphate detergent solution, triple rinsed in fresh and then distilled water, and air-dried.

Generated soils and decontamination fluids will be placed in U.S. Department of Transportation (DOT)-approved drums for temporary storage pending disposal (see Section 3.8). Once sampling has been completed, the borehole annulus will be backfilled with hydrated bentonite chips to grade and the surface finished with asphaltic material, concrete, or dirt, to match the original ground surface at each boring location.

2.2.4 Field Instrument Calibration

During drilling and sampling operations, an organic vapor monitor (OVM) will be used to monitor the presence and level of organic vapors in the borings and to screen soil samples for Health and Safety purposes. The data will be used as an immediate indicator

of volatile organic vapors in subsurface materials. A RAE Systems Inc. MiniRAE (MiniRAE) Photoionization detector (PID) or equivalent will be employed at the site.

The organic vapor readings will be recorded on boring logs prepared by the field geologist during drilling activities. The boring logs will record the following sampling information: boring number and location; sample identification numbers; date and time; sample depth; lithologic description in accordance with the Unified Soils Classification System (USCS); description of any visible evidence of soil contamination (i.e., odor, staining); and OVM readings.

The OVM must be calibrated in order to display concentration in units equivalent to parts per million (ppm). A Span Gas, containing a known concentration of an ionizable gas or vapor, is used to set the sensitivity. Isobutylene at 100 ppm in air will be used as the Span Gas. The instrument will be calibrated as follows:

1. Connect the calibration adapter to the gas inlet tube of the PID, and connect the calibration adapter to the Span Gas cylinder. Hand tighten the fittings.
2. Turn the flow controller knob counterclockwise about half a turn to start the flow of gas. The pump noise should change indicated that the gas has started to flow.
3. Wait for the instrument reading to stabilize within ± 0.1 ppm. This usually takes about 30 to 40 seconds. When the last digit of the reading stops changing for a few seconds, depress the [enter] key to complete the procedure.
4. Turn the flow controller knob fully clockwise to turn off the flow of gas. Disconnect the calibration adapter from the PID.

One may depress the [menu] key any time before depressing the [enter] key in Step 3 to abort the calibration. In this case, the previously stored calibration data is not changed. The instrument will be calibrated a minimum of once per day. OVMs used at the Site will be equipped with a lamp energy of 10.6 eV.

2.3 Sample Analysis

2.3.1 Analytical Program

Offsite analytical services will be provided by SunStar Environmental Laboratories, Inc. (Sunstar) of Tustin, California. Sunstar is accredited by the California Environmental Protection Agency, Department of Health Services, Environmental Laboratory Accreditation Program (ELAP). Analyses will be requested on chain-of-custody records (see Section 3.63). The laboratory will be instructed to report estimated values between the method detection limit and reporting limit and "J"-flag each estimated value.

The following samples (including field quality control [QC] samples) will be collected as part of this investigative effort.

- 30 soil samples for California Metals by EPA Method 6010/7400 (26 field samples and 4 field duplicates). Seven of these will be held for possible cyanide analysis.
- 30 soil samples for cyanide by EPA Methods 9010 (26 field samples and 4 duplicate samples). With the exception of Boring 1 and the background samples, cyanide analysis will be dependent on the detection of elevated copper and pH greater than 8.9, and therefore may not be performed.
- 32 soil samples for pH by EPA Method 9040/9045 (28 field samples and 4 duplicate samples).
- 37 soil samples for VOCs by EPA Method 5035 compliant (33 field samples and 4 duplicate samples).
- Two (2) water sample (field equipment rinseate) for California Metals and VOCs by EPA Method 6010/7400 and by EPA Method 8260. If elevated copper is detected and pH greater than 8.9, then the rinseate samples will also be analyzed for cyanide.

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All soil samples will be packaged in a stainless steel sleeve or in an acetate sleeve or as specified by the Encore sampling method for VOCs. The field equipment blank will be placed in a pre-prepared sample bottle provided by the analytical laboratory.

2.3.2 Analysis Methods and Method Detection Limits

As discussed above, the following analytical methods will be utilized for this investigation:

Soil Matrix

EPA Method 9010 – cyanide
EPA Method 9040/9045 – pH
EPA Method 6010/7400 – metals
EPA Method 5035 – compliant

Water Matrix (Field Equipment Blank)

EPA Method 9010
EPA Method 9040/9045
EPA Method 6010/7400
EPA Method 8260

Soil Matrix

EPA Method 9010 – cyanide
EPA Method 9040/9045 – pH
EPA Method 6010/7400 – metals

Method Detection Limit

0.5 mg/Kg
Each tenth past the decimal
Antimony – 2 mg/Kg
Arsenic – 5 mg/Kg
Barium through lead – 1 mg/Kg
Mercury – 0.1 mg/Kg
Molybdenum and Nickel – 1 mg/Kg
Selenium – 5 mg/Kg
Silver and Thallium – 2 mg/Kg
Vanadium and Zinc – 1 mg/Kg

EPA Method 5035 – compliant

5 to 10 µg/Kg (depending on the analyte)

2.4 Sample Containers and Preservatives

Sample rings and any other necessary containers required for the specified analyses will generally be provided by the laboratory immediately prior to the sampling event. The containers will be pre-cleaned and will not be rinsed prior to sample collection.

Preservatives, if required, will have been added to the containers by the laboratory prior to shipment of the sample containers to the sample collector.

Analytical methods, number of samples, types of containers, preservative, and holding times are summarized in Section 2.3.1.

2.5 Sample Packaging and Shipment

To identify and manage samples obtained in the field, a sample label will be affixed to each sample container. The sample labels will include the following information:

- Project number
- Site name
- Boring number
- Sample identification number
- Sampler's initials
- Date and time of collection
- Preservative, if any.

Following collection and labeling, samples will be immediately placed in a sample cooler for temporary storage. The following protocol will be followed for sample packaging:

1. Sample containers will be placed in clear, plastic, leak-resistant bags prior to placement in the ice chest. Check screw caps for tightness prior to placing the sample in the bag.
2. Samples to be shipped will be placed in the cooler and packed with packaging materials to minimize the potential for disturbance and/or breakage of the sample containers.
3. Ice will be placed in leak-resistant plastic bags and included in the coolers to keep samples at a chilled temperature during transport to the analytical laboratory. The drain plug of the cooler will be secured with fiberglass tape to prevent melting ice from leaking out of the cooler.

4. The chain-of-custody form will be placed in a water-resistant plastic bag and taped on the inside of the lid of the cooler.
5. Strapping tape will be placed around all coolers prior to transport to the laboratory.

A temperature blank consisting of a 40-milliliter glass vial of distilled water will be included in each cooler sent to the analytical laboratory. The purpose of the temperature blank is to allow the analytical laboratory to obtain a representative measurement of the temperature of samples enclosed in a cooler without disturbing the actual samples. The field team will package and label the temperature blank like a regular water sample; however, the analytical laboratory will only measure the temperature of the blank upon receipt of samples.

Every effort will be made to transport the samples to the analytical laboratory at the end of the sampling day. However, if the sampling runs late and/or the laboratory is closed, the samples will be stored overnight in a secured location (e.g., at the contractor's office) under appropriate chain-of-custody procedures, and the samples will be shipped to the laboratory the next day. Prior to overnight storage, the cooler(s) will be restocked with new ice or blue ice to maintain the samples in a chilled state. The temperature blank inside each cooler will be checked by the sample collector at the beginning of the evening and in the morning and the temperature readings will be recorded in the field logbook.

2.6 Sample Documentation

2.6.1 Field Logbooks

Field logbooks will document where, when, how, and from whom any vital project information was obtained. Logbook entries will be complete and accurate enough to permit reconstruction of field activities. Logbooks will be bound with consecutively numbered pages. Each page will be dated and the time of entry noted in military time. All entries will be legible, written in black ink, and signed by the individual making the entries. Language will be factual, objective, and free of personal opinions or other terminology which might prove inappropriate. If an error is made, corrections will be made by crossing a line through the error and entering the correct information.

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Corrections will be dated and initialed. No entries will be obliterated or rendered unreadable.

Entries in the field logbook will include at a minimum the following for each sample date:

- Site name and address
- Recorder's name
- Team members and their responsibilities
- Time of Site arrival/entry onsite and time of Site departure
- Other personnel onsite
- A summary of any onsite meetings
- Deviations from sampling plans and Site safety plans
- Changes in personnel and responsibilities as well as reasons for the changes
- Levels of safety protection
- Calibration readings for any equipment used and equipment model and serial number.

At a minimum, the following information will be recorded during the collection of each sample:

- Sample identification number
- Sample location and description
- Site sketch showing sample location and measured distances
- Sampler's name(s)
- Date and time of sample collection
- Designation of sample as composite or grab
- Type of sample (i.e., matrix)
- Type of preservation
- Type of sampling equipment used
- Field observations and details important to analysis or integrity of samples (e.g., heavy rains, odors, colors, etc.)
- Instrument readings (e.g., PID readings, etc.)
- Chain-of-custody form numbers and chain-of-custody seal numbers
- Transport arrangements (courier delivery, lab pickup, etc.)

- Recipient laboratory(ies).

2.6.2 *Boring Logs*

A lithologic description of the materials encountered and collected will be maintained on boring logs compiled by the field geologist. Soils will be classified in accordance with the Unified Soils Classification System (USCS), and descriptions will include soil type, particle size and distribution, color (using the Munsell soil color chart), moisture content, and evidence of contamination (discoloration, unusual odors, etc.). The soil samples will be screened for the presence of elevated organic vapor concentrations using an OVM, and the measurements will be recorded on the boring log.

2.6.3 *Chain-of-Custody Records*

Chain-of-custody (COC) records are used to document sample collection and shipment to laboratory for analysis. Sample shipments for analyses will be accompanied by a COC record. If multiple coolers are sent to a single laboratory on a single day, COC form(s) will be completed and sent with the samples for each cooler. The COC record will identify the contents of each shipment and maintain the custodial integrity of the samples. Generally, a sample is considered to be in someone's custody if it is either in someone's physical possession, in someone's view, locked up, or kept in a secured area that is restricted to authorized personnel. Until receipt by the laboratory, the custody of the samples will be the responsibility of the sample collector.

The shipping containers in which samples are stored (usually a sturdy picnic cooler or ice chest) will be sealed with self-adhesive custody seals any time they are not in someone's possession or view before shipping. All custody seals will be signed and dated.

2.6.4 *Photographs*

Photographs will be taken at every sample location and at other areas of interest onsite. They will serve to verify information entered in the field logbook. When a photograph is taken, the following information will be written in the logbook or will be recorded in a separate field photography log:

- Time, date, location, and, if appropriate, weather conditions
- Description of the subject photographed
- Name of person taking the photograph.

2.7 Decontamination Procedures

All equipment that comes into contact with potentially contaminated soil or water will be decontaminated consistently as to assure the quality of samples collected. Disposable equipment intended for one time use will not be decontaminated, but will be packaged for appropriate disposal. Decontamination will occur prior to and after each use of a piece of equipment. All drilling and sampling devices used will be decontaminated using the following procedures:

- Non-phosphate detergent and tap water wash, using a brush if necessary
- Tap-water rinse
- Initial distilled water rinse
- Final distilled water rinse.

Equipment will be decontaminated in a pre-designated area on plastic sheeting, and clean bulky equipment will be stored on plastic sheeting in uncontaminated areas. Cleaned small equipment will be stored in plastic bags. Materials to be stored more than a few hours will also be covered.

2.8 Investigative Waste Management

In the process of collecting environmental samples during the proposed field-sampling program, different types of potentially contaminated investigation-derived wastes (IDW) will be generated that include the following:

- Used personal protective equipment (PPE)
- Disposable sampling equipment
- Soil cuttings
- Decontamination fluids.

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The sampling plan will follow applicable portions of the *Office of Emergency and Remedial Response (OERR) Directive 9345.3-02* dated May 1991, which provides the guidance for the management of IDW.

Listed below are the procedures that will be followed for handling the IDW:

- Used PPE and disposable equipment will be double bagged and placed in a municipal refuse dumpster. These wastes are not considered hazardous and can be sent to a municipal landfill. Any PPE and disposable equipment that is to be disposed of which can still be reused will be rendered inoperable before disposal in the refuse dumpster.
- Soil cuttings will be placed in DOT-approved drums. The drums will be sealed, dated, and labeled, pending receipt of analytical results.
- Decontamination water will be placed in DOT-approved drums. The drums will be sealed so that they are watertight, dated, and labeled, pending receipt of analytical results.
- The sealed drums will be stored within a secured area onsite.

Following receipt of analytical results, all liquid IDW (decontamination water) and solid IDW (soil cuttings) will be disposed at appropriate disposal/treatment/recycling facilities. All shipping documents (hazardous waste manifests and bills of lading) will be included in the final report. All hazardous waste manifests will be signed by a representative of Associated Plating, with Associated Plating listed as generator of the wastes.

2.9 Quality Assurance And Quality Control Measures

An integral part of the sampling and analysis plan is quality assurance/quality control (QA/QC) procedures to ensure the reliability and compatibility of all data generated during the investigation. The chemical data to be collected for this effort will be used to ensure that the area of concern is accurately and thoroughly evaluated. Strict QA/QC procedures will be adhered to.

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3.0 REPORT PREPARATION

The results of the investigation will be included in the Further Investigation Report, which will be submitted to DTSC. The report will include a description of the Site background and environmental setting, detailed discussions of field procedures, field observations, and analytical results and laboratory reports. The report will include an assessment of the data.

If further action is recommended, the report will identify additional assessment or investigation needs and strategies. The report will also include recommendations for expedited response actions, if any are necessary, to mitigate any immediate potential hazards to public health or the environment.

4.0 PROPOSED WORK SCHEDULE

URS proposes to begin this project immediately upon receipt of DTSC approval. We will need at least one week to schedule and prepare for the field work. The fieldwork for the proposed soil sampling investigation can be completed within two to three field days. We anticipate that a draft report will be available approximately two weeks following completion of the field sampling.

-o0o-

Further Investigation Workplan
Associated Plating
EPA ID #CAD043079110
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October 24, 2001
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URS appreciates the opportunity to present this workplan to the DTSC. We look forward to your comments.

Sincerely,

URS

DEBRA B. STOTT, REA, R.G.
Senior Geologist – Los Angeles
213-996-2441

KENNETH M. JURISH, ESQ.
Project Director – Chicago
312-697-7219

cc: Mr. John Shulkin
Associated Plating Company
9636 Ann Street
Santa Fe Springs, CA 90670

TABLE 1 – ANALYTICAL SUMMARY

Wastewater Treatment	Sample Intervals Below the surface	Analyses	Additional Analysis if pH and copper are elevated	No. of samples collected
B-1	0.5-1, 4.5-5, 9.5-10	pH CA Metals Cyanide VOCs		3
B-2	0.5-1, 4.5-5, 9.5-10	pH CA Metals VOCs	Cyanide	3
B-3	0.5-1, 4.5-5, 9.5-10	pH CA Metals VOCs	Cyanide	3
B-4	0.5-1, 4.5-5, 9.5-10	pH CA Metals VOCs	Cyanide	3
B-5	0.5-1, 4.5-5, 9.5-10	pH CA Metals VOCs	Cyanide	3
Degreaser and Floor Trenches	Sample intervals below the base of the floor or trench			
B-6	0.5-1, 4.5-5, 9.5-10	VOCs		3
B-7	0.5-1, 4.5-5	VOCs		2
B-8	0.5-1, 4.5-5	VOCs pH CA Metals	Cyanide	2
Chemical Storage				
B-9	0.5-1, 4.5-5	pH VOCs		2
Background				
Background 1	0.5-1, 4.5-5, 9.5-10	pH and cyanide CA metals VOCs		3
Background 2	0.5-1, 4.5-5, 9.5-10	pH and cyanide CA Metals VOCs		3
Background 3	0.5-1, 4.5-5, 9.5-10	pH and cyanide CA Metals VOCs		3
Duplicates				
Day 1	0.5-1 4.5-5	pH CA Metals VOCs	Cyanide	2
Day 2	0.5-1 4.5-5	pH CA Metals VOCs	Cyanide	2

TABLE 1 – ANALYTICAL SUMMARY				
Wastewater Treatment	Sample Intervals Below the surface	Analyses	Additional Analysis if pH and copper are elevated	No. of samples collected
Equipment Rinsate				
Day 1		pH CA Metals VOCs	Cyanide	1
Day 2		pH CA Metals VOCs	Cyanide	1



Department of Toxic Substances Control



Winston H. Hickox
Agency Secretary
California Environmental
Protection Agency

Edwin F. Lowry, Director
5796 Corporate Avenue
Cypress, California 90630

Gray Davis
Governor

October 31, 2001

Mr. Michael Evans
Associated Plating Co.
9636 Ann Street
Santa Fe Springs, California 90670

**REVISED INTERIM MEASURES WORKPLAN FOR ASSOCIATED PLATING CO.
FACILITY, 9636 ANN STREET, SANTA FE SPRINGS, CALIFORNIA 90670,
EPA ID NO CAD 043 079 110**

Dear Mr. Evans:

The Department of Toxic Substances Control (DTSC) has reviewed the revised Interim Measures Workplan (Workplan) and the Health and Safety Plan both dated October 24, 2001, prepared by URS for Associated Plating Co. located at 9636 Ann Street, Santa Fe Springs, California 90670. This letter is to notify you that the Workplan is hereby approved.

A report presenting the findings of the investigation activities should be submitted to DTSC at the conclusion of the investigation. This investigation is being conducted to determine if any additional investigation will be required. Please note that the report should include at a minimum, the following:

- description of the activities
- a map documenting all of the sample locations
- a sampling methodology and analytical methods used including QA/QC
- a table describing all sample results, include copies of all laboratory analytical data reports
- a table describing summary of analysis of data and conclusions include detection limits used
- recommendations

In the event that the report can not be submitted as proposed, please notify DTSC in writing of the change in schedule.

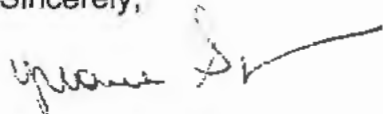
*The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption.
For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at www.dtsc.ca.gov.*

October 31, 2001

Page 2

If you have any questions or concerns regarding this matter, please contact Mr. Nebu John at (714) 484-5475.

Sincerely,



Yvonne Sanchez
Section Chief
Southern California Branch
State Regulatory Programs Division

Certified Mail
7000 1670 0005 6054 9338
Return Receipt Requested

cc: Mr. Bill Jones, Manager
Health Haz/Mat Division
Los Angeles County Fire Department
5825 Rickenbacker Road
Commerce, California 90040

Mr. Mauricio Escobar
URS Corporation
911 Wilshire Boulevard, Suite 800
Los Angeles, California 90017



December 7, 2001

Ms. Yvonne Sanchez
Unit Chief – State Regulatory Programs Division
Southern California Branch
Department of Toxic Substances Control
California EPA
5796 Corporate Avenue
Cypress, California 90630

Re: Interim Measures Workplan Addendum
Associated Plating Company, Inc.
9636 Ann Street
Santa Fe Springs, California 90670
EPA ID #CAD043079110
URS Project No. 59-00115133.01

Dear Ms. Sanchez:

On behalf of Associated Plating Company, Inc. (APCI), URS Corporation (URS) is pleased to submit this Interim Measures Workplan Addendum (Addendum) to the Department of Toxic Substances Control (DTSC). In accordance with a Subsurface Investigation Workplan approved by DTSC in an October 31, 2001 letter, URS conducted fieldwork at the subject property on Thursday, November 1, 2001. Based on the results of this investigation, URS is requesting that two shallow soil borings be relocated and one deep soil boring be added to the field program. URS believes that these additions/alterations to the original Workplan will provide for a more comprehensive set of data allowing for better interpretation of subsurface site conditions and recommendations, as appropriate.

1.0 SUMMARY

During field activities of November 1, 2001, URS completed nine (9) of the twelve (12) proposed soil borings. The remaining three borings (B3, B4, and B5) were not completed due to concrete thickness exceeding 12-inches on the south side of the building. With the exception of boring BG-3, all completed boring locations encountered refusal prior to reaching 10-feet bgs. It is believed that a concrete slab that provided footing for a former on-site aboveground tank may still be present throughout a large portion of the subject property.

URS Corporation
911 Wilshire Boulevard, Suite 800
Los Angeles, CA 90017-3437
Tel: 213.996.2200
Fax: 213.996.2458

Workplan Addendum
Associated Plating
EPA ID #CAD043079110
URS Project No. 59-00115133.01
December 7, 2001
Page 2

In general, laboratory analytical results indicate that shallow subsurface soils in the vicinity of B1, B2 and B9 (outside the southeast corner of the building), and in the immediate vicinity of B6 (north of the degreasing area) have elevated concentrations of volatile organic compounds (VOCs). In addition, all soil samples analyzed had detectable concentrations of total petroleum hydrocarbons (TPH), including gasoline fuel constituents.

Soil samples analyzed for cyanide had concentrations below the laboratory detection limit. Soil samples analyzed for Title 22 metals had concentrations within acceptable background levels. Soil samples analyzed for pH were within acceptable levels.

2.0 SAMPLING STRATEGY AND APPROACH

URS proposes to relocate soil borings B3 and B5 to the drum storage area north of B1 (See Figure 1). This will provide for greater horizontal control in that area. In addition, URS proposes to add boring B10 in the vicinity of borings B1, B2, and B9. This boring will be driven 20 feet below the concrete slab (locally 7-foot bgs) to assess the vertical extent of VOC impacts.

Soil sample collection and sampling in borings B3 and B5 will be completed as per the Workplan. Soil samples in boring B10 will be collected at approximately 0.5 foot, 5.0 feet, immediately beneath the concrete slab, and at 5-foot intervals to 20 feet below the concrete slab. If necessary, sampling depths will be adjusted based on visual indications of impact. If groundwater is encountered, a grab sample will be collected and the boring will be terminated. Soil samples collected from boring B10 will be transported to a California State Certified Analytical Laboratory for chemical analysis. Soil samples collected will be analyzed for VOCs using EPA Method 8260B.

In order to complete boring B10, URS will utilize a hollow stem auger drilling rig. Soil cuttings will be drummed and placed on-site for profiling and off-site disposal. The soil boring will be backfilled with a portland cement bentonite slurry mixture.



Workplan Addendum
Associated Plating
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3.0 PROPOSED WORK SCHEDULE

URS proposes to begin this project immediately upon receipt of DTSC approval. We will need at least one week to schedule and prepare for the fieldwork. The fieldwork for the proposed soil sampling investigation can be completed within one to two field days. We anticipate that a draft report will be available approximately two weeks following completion of the field sampling.

-o0o-

URS appreciates the opportunity to present this workplan to the DTSC. We look forward to your comments.

Sincerely,

URS

MAURICIO H. ESCOBAR, REA
Project Geologist
213-996-2454

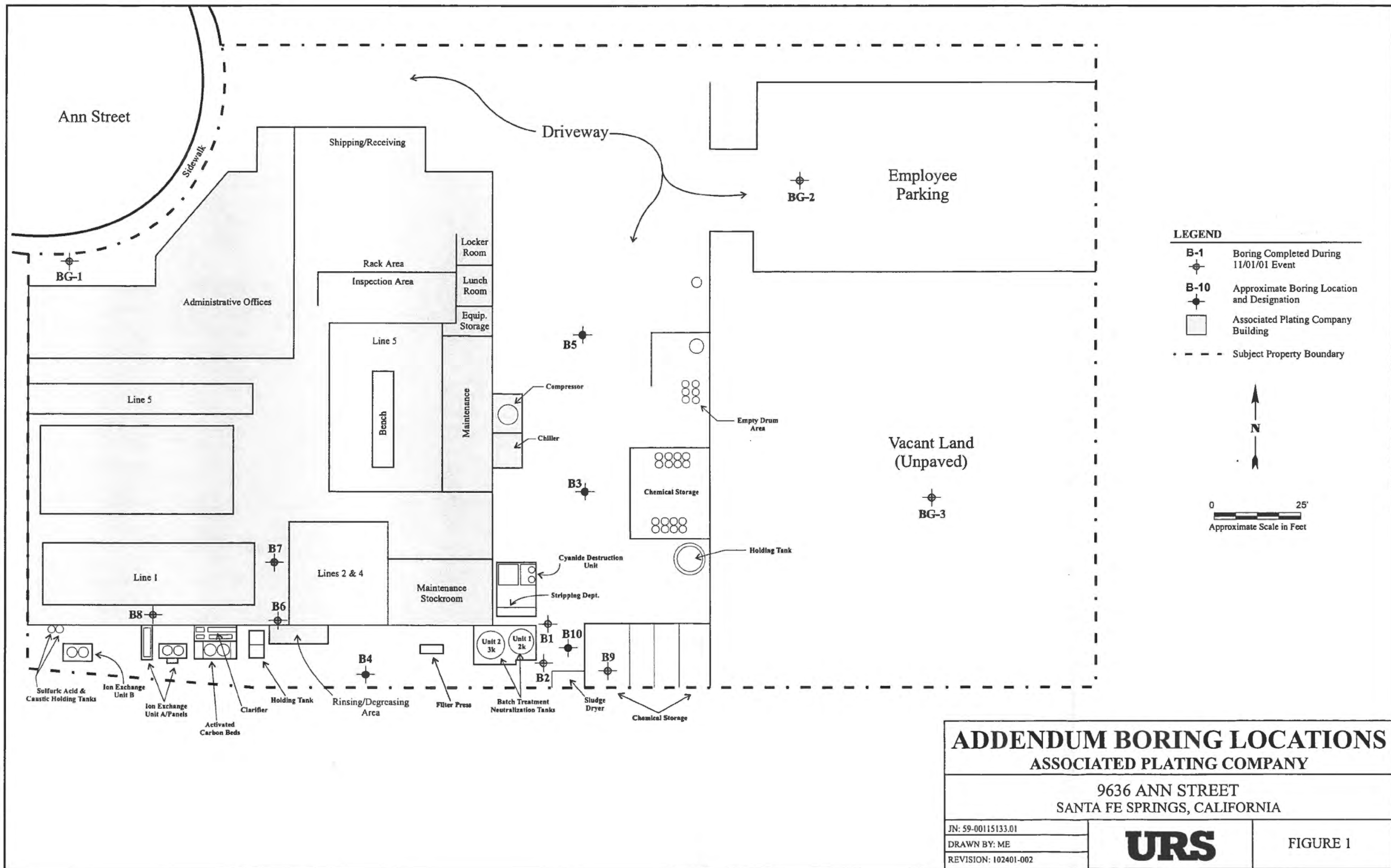
DEBRA B. STOTT, REA, R.G.
Senior Geologist – Los Angeles
213-996-2441

KENNETH M. JURISH, ESQ.
Project Director – Chicago
312-697-7219



Workplan Addendum
Associated Plating
EPA ID #CAD043079110
URS Project No. 59-00115133.01
December 7, 2001
Page 4

cc: Mr. Jon Shulkin
Associated Plating Company
9636 Ann Street
Santa Fe Springs, CA 90670





Department of Toxic Substances Control



Winston H. Hickox
Agency Secretary
California Environmental
Protection Agency

Edwin F. Lowry, Director
5796 Corporate Avenue
Cypress, California 90630

Gray Davis
Governor

February 8, 2002

Mr. Michael Evans
Associated Plating Co.
9636 Ann Street
Santa Fe Springs, California 90670

**INTERIM MEASURES WORKPLAN ADDENDUM FOR ASSOCIATED PLATING CO.
FACILITY, 9636 ANN STREET, SANTA FE SPRINGS, CALIFORNIA 90670,
EPA ID NO CAD 043 079 110**

Dear Mr. Evans:

The Department of Toxic Substances Control (Department) has reviewed the above referenced Workplan Addendum (Workplan) dated December 7, 2001, prepared by URS on behalf of Associated Plating Co. located at 9636 Ann Street, Santa Fe Springs, California 90670. This letter is to notify you that the Department concurs with the proposals in the Workplan to add three additional borings to investigate the vertical and lateral extent of Volatile Organic Compounds (VOCs) in the vicinity of borings 1, 2, and 9 (B1, B2, and B9). However, the remaining three borings (B3, B4, and B5) and sampling from those borings must be completed as described in the previously approved Workplan "Interim Measures Workplan, Associated Plating" dated October 24, 2001, in order to determine the lateral and vertical extent of the contamination in the water treatment area.

A report presenting the findings of the investigation activities should be submitted to DTSC at the conclusion of the investigation. This investigation is being conducted to determine if any additional investigation will be required. Please note that the report should include at a minimum, the following:

- description of the activities
- a map documenting all of the sample locations
- a sampling methodology and analytical methods used including QA/QC
- a table describing all sample results, including copies of all laboratory analytical data reports

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at www.dtsc.ca.gov.

February 8, 2002

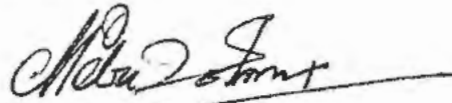
Page 2

- a table describing summary of analysis of data and conclusions including detection limits used
- recommendations

In the event that the report cannot be submitted as proposed, please notify DTSC in writing of the change in the schedule.

If you have any questions or concerns regarding this matter, please contact Mr. Nebu John at (714) 484-5475.

Sincerely,

for 

Yvonne Sanchez
Section Chief
Southern California Branch
State Regulatory Programs Division

Certified Mail
7000 1670 0005 6054 9215
Return Receipt Requested

cc: Mr. Dave Klunk
Santa Fe Springs Fire Department
11300 Greenstone Avenue
Santa Fe Springs, California 90670

Mr. Mauricio H. Escobar
URS Corporation
911 Wilshire Boulevard, Suite 800
Los Angeles, California 90017

APPENDIX B

APPENDIX B
SOIL BORING LOGS

Date(s) Drilled	11/1/01	Logged By	M.Escobar	Boring B1 Sheet 1 of 1	
Drilling Method	Direct Push	Checked By	D.Stott		
Drill Rig Type	Badger LAR	Drill Bit Size/Type	1"		
Sampling Method(s)	Large Bore Sampler	Drilling Contractor	Vironex	Job Number	59-00115133.01
Approximate Groundwater Depth and Date Measured	Groundwater not encountered	Hammer Data		Total Depth Drilled (ft)	7.5
Comments				Approximate Ground Surface Elevation(ft)	

Depth (ft)	Sample Location	Sample Identification	Blows per 6 inches	PID (ppm)	Graphic Log	USCS Soil Group	MATERIAL DESCRIPTION
0		B1-0.5		0.0		ML	CLAYEY SILT: Plastic, dark, stained, strong odor, fine, no clastics.
5		B1-5		0.0			← soil is saturated with oil.
10							Refusal encountered at 7.5 feet below ground surface (bgs). Second boring attempt unsuccessful penetrating past 7.5 feet bgs. No groundwater observed.
15							
20							
25							
30							
35							
40							

This log is part of the report prepared by URS for this project and should be read together with the report. This summary applies only at the location of the exploration and at the time of drilling or excavation. Subsurface conditions may differ at other locations and may change at this location with time. Data presented are a simplification of actual conditions encountered.

- ☐ Sample Interval
- ☒ Laboratory Sample
- ☒ No Recovery
- ☒ Ground Water Observed

NOTES

PID = Photoionization Detector
 NM = Not Measured
 NA = Not Applicable
 ppm = parts per million

LOG OF BORING
Further Investigation
 9636 Ann Street
 Santa Fe Springs, CA
FOR: Associated Plating

Date(s) Drilled	11/1/01	Logged By	M.Escobar	Boring B2 Sheet 1 of 1	
Drilling Method	Direct Push	Checked By	D.Stott		
Drill Rig Type	Badger LAR	Drill Bit Size/Type	1"		
Sampling Method(s)	Large Bore Sampler	Drilling Contractor	Vironex	Job Number	59-00115133.01
Approximate Groundwater Depth and Date Measured	Groundwater not encountered	Hammer Data		Total Depth Drilled (ft)	7.5
Comments				Approximate Ground Surface Elevation(ft)	

Depth (ft)	Sample Location	Sample Identification	Blows per 6 inches	PID (ppm)	Graphic Log	USCS Soil Group	MATERIAL DESCRIPTION
0		B2-0.5		13.0		ML	SANDY SILT: Dark Grey, fine, moist, heavy hydrocarbon staining, strong odor.
5		B2-5		8.1			← soil is saturated with oil.
10							Refusal encountered at 7.5 feet below ground surface. Sample recovered from 7.5 feet, but onsite DTSC representative decided not to collect/preserve for lab analysis. No groundwater observed.
15							
20							
25							
30							
35							
40							

This log is part of the report prepared by URS for this project and should be read together with the report. This summary applies only at the location of the exploration and at the time of drilling or excavation. Subsurface conditions may differ at other locations and may change at this location with time. Data presented are a simplification of actual conditions encountered.

- ☐ Sample Interval
☒ Laboratory Sample
☒ No Recovery
☒ Ground Water Observed

NOTES

PID = Photoionization Detector
 NM = Not Measured
 NA = Not Applicable
 ppm = parts per million

LOG OF BORING
Further Investigation
9636 Ann Street
Santa Fe Springs, CA
FOR: Associated Plating

Date(s) Drilled	2/20/02	Logged By	J.Dadaklis	Boring B3 Sheet 1 of 1
Drilling Method	Direct Push	Checked By	D.Stott	
Drill Rig Type	Geoprobe 540M LAR	Drill Bit Size/Type	1"	
Sampling Method(s)	Large Bore Sampler	Drilling Contractor	Interphase	Job Number 59-00115133.01
Approximate Groundwater Depth and Date Measured	Groundwater not encountered	Hammer Data		Total Depth Drilled (ft) 7.0
Comments				Approximate Ground Surface Elevation(ft)

Depth (ft)	Sample Location	Sample Identification	Blows per 6 inches	PID (ppm)	Graphic Log	USCS Soil Group	MATERIAL DESCRIPTION
0							18" thick concrete slab.
1		B3-1.5		16.8		ML	CLAYEY SILT: sample is fairly water saturated, low-med plasticity, low-med toughness, no dilitancy, slightly stiff, moist, hydrocarbon odor, heavy staining, very dark gray (5Y 3/1).
5		B3-5		4.2		ML	SILT: similar to above, but now with some fine sand and less clay, less stiff than above.
10							Refusal encountered at 7.0 feet below ground surface. No groundwater observed.
15							
20							
25							
30							
35							
40							

This log is part of the report prepared by URS for this project and should be read together with the report. This summary applies only at the location of the exploration and at the time of drilling or excavation. Subsurface conditions may differ at other locations and may change at this location with time. Data presented are a simplification of actual conditions encountered.

- ☐ Sample Interval
☒ Laboratory Sample
☒ No Recovery
☒ Ground Water Observed

NOTES

PID = Photoionization Detector
 NM = Not Measured
 NA = Not Applicable
 ppm = parts per million

LOG OF BORING
Further Investigation
9636 Ann Street
Santa Fe Springs, CA
FOR: Associated Plating

Date(s) Drilled	2/20/02	Logged By	J.Dadakis	Boring B4 Sheet 1 of 1	
Drilling Method	Direct Push	Checked By	D.Stott		
Drill Rig Type	Geoprobe 540M LAR	Drill Bit Size/Type	1"		
Sampling Method(s)	Large Bore Sampler	Drilling Contractor	Interphase	Job Number	59-00115133.01
Approximate Groundwater Depth and Date Measured	Groundwater not encountered	Hammer Data		Total Depth Drilled (ft)	7.0
Comments				Approximate Ground Surface Elevation(ft)	

Depth (ft)	Sample Location	Sample Identification	Blows per 6 inches	PID (ppm)	Graphic Log	USCS Soil Group	MATERIAL DESCRIPTION
0							14" thick concrete slab.
		B4-1		13.4		ML	SILT: wet sample, low toughness, medium plasticity, slow dilitancy, some clay, trace fine sand, soft, strong hydrocarbon odor, dark greenish gray (Gley 1 4/1).
5		B4-5		5.9		ML	CLAYEY SILT: wet sample, medium toughness, medium plasticity, slow dilitancy, moist, trace fine sand, stiffer than above, strong hydrocarbon odor, dark greenish gray (Gley 1 3/1).
10							Refusal encountered at 7.0 feet below ground surface. No groundwater observed.
15							
20							
25							
30							
35							
40							

This log is part of the report prepared by URS for this project and should be read together with the report. This summary applies only at the location of the exploration and at the time of drilling or excavation. Subsurface conditions may differ at other locations and may change at this location with time. Data presented are a simplification of actual conditions encountered.

- ☐ Sample Interval
☒ Laboratory Sample
☒ No Recovery
☒ Ground Water Observed

NOTES

PID = Photoionization Detector
 NM = Not Measured
 NA = Not Applicable
 ppm = parts per million

LOG OF BORING

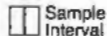
Further Investigation

9636 Ann Street
 Santa Fe Springs, CA
 FOR: Associated Plating

Date(s) Drilled	2/20/02	Logged By	J.Dadaklis	Boring B5 Sheet 1 of 1
Drilling Method	Direct Push	Checked By	D.Stott	
Drill Rig Type	Geoprobe 540M LAR	Drill Bit Size/Type	1"	
Sampling Method(s)	Large Bore Sampler	Drilling Contractor	Interphase	Job Number 59-00115133.01
Approximate Groundwater Depth and Date Measured	Groundwater not encountered	Hammer Data		Total Depth Drilled (ft) 7.0
Comments				Approximate Ground Surface Elevation(ft)

Depth (ft)	Sample Location	Sample Identification	Blows per 6 inches	PID (ppm)	Graphic Log	USCS Soil Group	MATERIAL DESCRIPTION
0							12" thick concrete slab.
		B5-1		63.0		ML	CLAYEY SILT: low-medium toughness, low-medium plasticity, slow dilitancy, 10% fine sand, slightly stiff, moist, strong hydrocarbon odor, visible staining, very dark gray (5Y 3/1)
5		B5-5		175.0		ML	← same as above, slightly sandier, lower plasticity and toughness.
10							Refusal encountered at 7.0 feet below ground surface. No groundwater observed.
15							
20							
25							
30							
35							
40							

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- ☐ Sample Interval
☒ Laboratory Sample
☒ No Recovery
☒ Ground Water Observed

NOTES

PID = Photoionization Detector
 NM = Not Measured
 NA = Not Applicable
 ppm = parts per million

LOG OF BORING

Further Investigation

9636 Ann Street
Santa Fe Springs, CA

FOR: Associated Plating

Date(s) Drilled	11/1/01	Logged By	M.Escobar	Boring B6 Sheet 1 of 1	
Drilling Method	Direct Push	Checked By	D.Stott		
Drill Rig Type	Badger LAR	Drill Bit Size/Type	1"		
Sampling Method(s)	Large Bore Sampler	Drilling Contractor	Vironex	Job Number	59-00115133.01
Approximate Groundwater Depth and Date Measured	Groundwater not encountered	Hammer Data		Total Depth Drilled (ft)	7.0
Comments				Approximate Ground Surface Elevation(ft)	

Depth (ft)	Sample Location	Sample Identification	Blows per 6 inches	PID (ppm)	Graphic Log	USCS Soil Group	MATERIAL DESCRIPTION
0							12" thick concrete slab.
		B5-1		63.0		ML	CLAYEY SILT: low-medium toughness, low-medium plasticity, slow dillitancy, 10% fine sand, slightly stiff, moist, strong hydrocarbon odor, visible staining, very dark gray (5Y 3/1)
5		B5-5		175.0		ML	← same as above, slightly sandier, lower plasticity and toughness.
10							Refusal encountered at 7.0 feet below ground surface. No groundwater observed.
15							
20							
25							
30							
35							
40							

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- ☐ Sample Interval
☒ Laboratory Sample
☒ No Recovery
☒ Ground Water Observed

NOTES

PID = Photoionization Detector
 NM = Not Measured
 NA = Not Applicable
 ppm = parts per million

LOG OF BORING
Further Investigation
 9636 Ann Street
 Santa Fe Springs, CA
FOR: Associated Plating

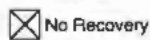
Date(s) Drilled	11/1/01	Logged By	M. Escobar	Boring B7 Sheet 1 of 1
Drilling Method	Direct Push	Checked By	D. Stott	
Drill Rig Type	Badger LAR	Drill Bit Size/Type	1"	
Sampling Method(s)	Large Bore Sampler	Drilling Contractor	Vironex	Job Number 59-00115133.01
Approximate Groundwater Depth and Date Measured	Groundwater not encountered	Hammer Data		Total Depth Drilled (ft) 7.0
Comments				Approximate Ground Surface Elevation(ft)

Depth (ft)	Sample Location	Sample Identification	Blows per 6 inches	PID (ppm)	Graphic Log	USCS Soil Group	MATERIAL DESCRIPTION
0						ML	
4		B7-3		0.0			SANDY SILT: fine-grained, discolored, hydrocarbon odor, slightly plasticity, stiff, moist.
5		B7-5		0.0			
10							Refusal encountered at 7.0 feet below ground surface. No groundwater observed.
15							
20							
25							
30							
35							
40							

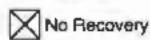
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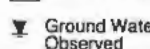
Sample Interval



Laboratory Sample



No Recovery



Ground Water Observed

NOTES

PID = Photoionization Detector

NM = Not Measured

NA = Not Applicable

ppm = parts per million

LOG OF BORING

Further Investigation

9636 Ann Street
Santa Fe Springs, CA

FOR: Associated Plating

Date(s) Drilled	11/1/01	Logged By	M.Escobar	Boring B8 Sheet 1 of 1	
Drilling Method	Direct Push	Checked By	D.Stott		
Drill Rig Type	Badger LAR	Drill Bit Size/Type	1"		
Sampling Method(s)	Large Bore Sampler	Drilling Contractor	Vironex	Job Number	59-00115133.01
Approximate Groundwater Depth and Date Measured	Groundwater not encountered	Hammer Data		Total Depth Drilled (ft)	7.0
Comments				Approximate Ground Surface Elevation(ft)	

Depth (ft)	Sample Location	Sample Identification	Blows per 6 inches	PID (ppm)	Graphic Log	USCS Soil Group	MATERIAL DESCRIPTION
0		B8-0.5		0.0		ML	SANDY SILT: Fine, slight plasticity, slightly moist, no clastics, slight discoloration/odor.
5		B8-5		0.0			continued discoloration and odor.
10							Refusal encountered at 7.0 feet below ground surface No groundwater observed
15							
20							
25							
30							
35							
40							

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- ☐ Sample Interval
☒ Laboratory Sample
☒ No Recovery
☒ Ground Water Observed

NOTES

PID = Photoionization Detector
 NM = Not Measured
 NA = Not Applicable
 ppm = parts per million

LOG OF BORING

Further Investigation


9636 Ann Street
 Santa Fe Springs, CA
 FOR: Associated Plating


Date(s) Drilled	11/1/01	Logged By	M.Escobar	Boring B9 Sheet 1 of 1	
Drilling Method	Direct Push	Checked By	D.Stott		
Drill Rig Type	Badger LAR	Drill Bit Size/Type	1"		
Sampling Method(s)	Large Bore Sampler	Drilling Contractor	Vironex	Job Number	59-00115133.01
Approximate Groundwater Depth and Date Measured	Groundwater not encountered	Hammer Data		Total Depth Drilled (ft)	5.0
Comments				Approximate Ground Surface Elevation(ft)	


Depth (ft)	Sample Location	Sample Identification	Blows per 6 inches	PID (ppm)	Graphic Log	USCS Soil Group	MATERIAL DESCRIPTION
0		B9-0.5		0.0		ML	SANDY SILT: Stained, strong odor, fine matrix, no clastics, plastic, moist.
5		B9-5		2.4			← same as above
10							Boring terminated at 5.0 feet below ground surface. No groundwater observed.
15							
20							
25							
30							
35							
40							

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 Sample Interval

 Laboratory Sample

 No Recovery

 Ground Water Observed

NOTES

PID = Photoionization Detector

NM = Not Measured

NA = Not Applicable

ppm = parts per million

LOG OF BORING

Further Investigation





9636 Ann Street
Santa Fe Springs, CA

FOR: Associated Plating

Date(s) Drilled	2/21/02	Logged By	J.Dadaklis	Boring B10 Sheet 1 of 1	
Drilling Method	HSA	Checked By	D.Stott		
Drill Rig Type	B-61	Drill Bit Size/Type	8"		
Sampling Method(s)	Large Bore Sampler	Drilling Contractor	Excel Drilling	Job Number	59-00115133.01
Approximate Groundwater Depth and Date Measured	37 feet below ground surface	Hammer Data	140 lbs./30 in.	Total Depth Drilled (ft)	7.5
Comments				Approximate Ground Surface Elevation(ft)	

Depth (ft)	Sample Location	Sample Identification	Blows per 6 inches	PID (ppm)	Graphic Log	USCS Soil Group	MATERIAL DESCRIPTION
0		B10-0.5	NA	148.0		ML	4" concrete slab.
						ML	SILT: low plasticity, low toughness, slow dilatancy, some fine sand, slightly stiff, slightly moist, strong hydrocarbon odor, stained, dark gray (10 YR 4/1).
5		B10-5	4-4-4	61.6			CLAYEY SILT: medium plasticity, low toughness, slow dilatancy, slightly stiff (stiffer than above), slightly moist, hydrocarbon odor, stained, dark gray (5Y 4/1).
						ML	4" concrete slab
10		B10-10	14-14-20	24.1			Driller estimates 8" of gravel fill beneath slab based on rig response. SILT: low plasticity, low toughness, slow dilatancy, 10-15% fine sand, slightly moist, slightly stiff, faint hydrocarbon odor (much less than above), no, no visible staining, light olive brown (2.5Y 5/3).
15		B10-15	14-14-14	20.0			← same as above.
20		B10-20	7-7-9	100.0		CL	SILTY CLAY: medium plasticity, low-to-medium toughness, no dilatancy, stiff, very slightly moist, hydrocarbon odor, gray (5Y 5/1).
25		B10-25	14-18-22	700.0		ML	CLAYEY SILT: low-medium plasticity, low toughness, slow dilatancy, hydrocarbon odor, greenish gray (Gley 1 5/1 10Y).
30		B10-30	12-13-14	130.0		SP	SAND: Poorly-graded, 90% fine sand, 10% medium sand, trace silt, loose, slightly moist, hydrocarbon odor, mild staining, dark grayish brown (2.5Y 4/2).
35		B10-35	51 for 6"	442.0		SW	GRAVELLY SAND: 50% fine sand, 10% medium sand, 10% coarse sand, 25% fine gravel, 5% silt, loose, moist, hydrocarbon odor, mild staining, olive gray (5Y 4/2).
40							Boring advanced to a total depth of 40 feet below ground surface (bgs). Groundwater observed at 37 feet bgs with floating free product. Backfill with bentonite volclay grout and cap with ready-set concrete.

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-  Sample Interval
-  Laboratory Sample
-  No Recovery
-  Ground Water Observed

NOTES

PID = Photoionization Detector
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 NA = Not Applicable
 ppm = parts per million

LOG OF BORING

Further Investigation

9636 Ann Street
 Santa Fe Springs, CA

FOR: Associated Platting



Date(s) Drilled	2/20/02	Logged By	J. Dadakis	Boring B11 Sheet 1 of 1	
Drilling Method	Direct Push	Checked By	D. Stott		
Drill Rig Type	Geoprobe 540M LAR	Drill Bit Size/Type	1"		
Sampling Method(s)	Large Bore Sampler	Drilling Contractor	Interphase	Job Number	59-00115133.01
Approximate Groundwater Depth and Date Measured	Groundwater not encountered	Hammer Data		Total Depth Drilled (ft)	7.0
Comments				Approximate Ground Surface Elevation(ft)	

Depth (ft)	Sample Location	Sample Identification	Blows per 6 inches	PID (ppm)	Graphic Log	USCS Soil Group	MATERIAL DESCRIPTION
0		B11-0.5		2.0		ML	4" thick concrete slab.
						ML	SILT: low plasticity, low toughness, 10% fine sand, slightly stiff, slightly moist, hydrocarbon odor, stained, black (5Y 2.5/1).
5		B11-5		16.1		ML	CLAYEY SILT: low-medium plasticity, low-medium toughness, no dilatancy, trace fine sand, stiff, slightly moist, hydrocarbon odor, staining, dark greenish gray (Gley 1 3/1).
		B11-7		39.4		ML	SANDY SILT: low plasticity, low toughness, slow dilatancy, noticeably sandier than above, hydrocarbon odor, soft, slightly moist, dark greenish gray (Gley 1 3/1).
10							Refusal encountered at 7.0 feet below ground surface. No groundwater observed.
15							
20							
25							
30							
35							
40							

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- Sample Interval
- Laboratory Sample
- No Recovery
- Ground Water Observed

NOTES

PID = Photoionization Detector
 NM = Not Measured
 NA = Not Applicable
 ppm = parts per million

LOG OF BORING
Further Investigation
 9636 Ann Street
 Santa Fe Springs, CA
 FOR: Associated Plating

Date(s) Drilled	2/20/02	Logged By	J.Dadaklis	Boring B12 Sheet 1 of 1	
Drilling Method	Direct Push	Checked By	D.Stott		
Drill Rig Type	Geoprobe 540M LAR	Drill Bit Size/Type	1"		
Sampling Method(s)	Large Bore Sampler	Drilling Contractor	Interphase	Job Number	59-00115133.01
Approximate Groundwater Depth and Date Measured	Groundwater not encountered	Hammer Data		Total Depth Drilled (ft)	7.0
Comments				Approximate Ground Surface Elevation(ft)	

Depth (ft)	Sample Location	Sample Identification	Blows per 6 inches	PID (ppm)	Graphic Log	USCS Soil Group	MATERIAL DESCRIPTION
0		B12-0.5		3.4	XXXXXX	ML	4" thick concrete slab.
						ML	CLAYEY SILT: low-medium toughness, low-medium plasticity, slow dillitancy, 10% fine sand, slightly stiff, moist, strong hydrocarbon odor, stained, very dark gray (5Y 3/1).
5		B12-5		12.2			SILT: low plasticity, low toughness, trace fine sand, slightly stiff (less than above), moist, strong hydrocarbon odor, stained, very dark gray, (5Y 3/1).
		B12-7		10.1		ML	SANDY SILT: low plasticity, low toughness, noticeably sandier than above, hydrocarbon odor, slightly moist, very dark gray (5Y 3/1).
10							Refusal encountered at 7.0 feet below ground surface. No groundwater observed.
15							
20							
25							
30							
35							
40							

NOTES

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☐ Sample Interval

☒ Laboratory Sample

☒ No Recovery

☒ Ground Water Observed

PID = Photoionization Detector

NM = Not Measured

NA = Not Applicable

ppm = parts per million

LOG OF BORING

Further Investigation

9636 Ann Street
Santa Fe Springs, CA

FOR: Associated Plating

URS

Date(s) Drilled	11/1/01	Logged By	M.Escobar	Boring BG1 Sheet 1 of 1	
Drilling Method	Direct Push	Checked By	D.Stott		
Drill Rig Type	Badger LAR	Drill Bit Size/Type	1"		
Sampling Method(s)	Large Bore Sampler	Drilling Contractor	Vironex	Job Number	59-00115133.01
Approximate Groundwater Depth and Date Measured	Groundwater not encountered	Hammer Data		Total Depth Drilled (ft)	10.0
Comments				Approximate Ground Surface Elevation(ft)	

Depth (ft)	Sample Location	Sample Identification	Blows per 6 inches	PID (ppm)	Graphic Log	USCS Soil Group	MATERIAL DESCRIPTION
0		BG1-0.5		0.0		ML	CLAYEY SILT: mottles, plastic, moist, fine matrix, grayish brown.
5		BG1-5		0.0		SM	SILTY SAND: clastics to 1/4", fine matrix, angular fragments, looks to be fill, slightly moist, brown.
10		BG1-10		0.0		ML	SANDY SILT: fine-grained, plastic, moist, heavy hydrocarbon odor, staining, dark gray.
15							Boring terminated at 10.0 feet below ground surface. No groundwater observed.
20							
25							
30							
35							
40							

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NOTES	
Sample Interval	PID = Photokionization Detector
Laboratory Sample	NM = Not Measured
No Recovery	NA = Not Applicable
Ground Water Observed	ppm = parts per million

LOG OF BORING

Further Investigation

9636 Ann Street
Santa Fe Springs, CA

FOR: Associated Plating

Date(s) Drilled	11/1/01	Logged By	M.Escobar	Boring BG2 Sheet 1 of 1	
Drilling Method	Direct Push	Checked By	D.Stott		
Drill Rig Type	Badger LAR	Drill Bit Size/Type	1"		
Sampling Method(s)	Large Bore Sampler	Drilling Contractor	Vironex	Job Number	59-00115133.01
Approximate Groundwater Depth and Date Measured	Groundwater not encountered	Hammer Data		Total Depth Drilled (ft)	10.0
Comments				Approximate Ground Surface Elevation(ft)	

Depth (ft)	Sample Location	Sample Identification	Blows per 6 inches	PID (ppm)	Graphic Log	USCS Soil Group	MATERIAL DESCRIPTION
0		BG2-0.5		0.0		ML	CLAYEY SILT: mottles, plastic, moist, fine matrix, grayish brown.
5		BG2-5		0.0		SM	SILTY SAND: clastics to 1/4", fine matrix, angular fragments, looks to be fill, slightly moist, brown.
10		BG2-10		0.0		ML	SANDY SILT: fine-grained, plastic, moist, heavy hydrocarbon odor, staining, dark gray.
15							Boring terminated at 10.0 feet below ground surface. No groundwater observed.
20							
25							
30							
35							
40							

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☐ Sample Interval

☒ Laboratory Sample

☒ No Recovery

☒ Ground Water Observed

NOTES

PID = Photoionization Detector

NM = Not Measured

NA = Not Applicable

ppm = parts per million

LOG OF BORING

Further Investigation

9636 Ann Street

Santa Fe Springs, CA

FOR: Associated Plating

URS

Date(s) Drilled	11/1/01	Logged By	M.Escobar	Boring BG3 Sheet 1 of 1	
Drilling Method	Direct Push	Checked By	D.Stott		
Drill Rig Type	Badger LAR	Drill Bit Size/Type	1"		
Sampling Method(s)	Large Bore Sampler	Drilling Contractor	Vironex	Job Number	59-00115133.01
Approximate Groundwater Depth and Date Measured	Groundwater not encountered	Hammer Data		Total Depth Drilled (ft)	10.0
Comments				Approximate Ground Surface Elevation(ft)	

Depth (ft)	Sample Location	Sample Identification	Blows per 6 inches	PID (ppm)	Graphic Log	USCS Soil Group	MATERIAL DESCRIPTION
0		BG3-0.5		0.0		ML	CLAYEY SILT: mottles, plastic, moist, fine matrix, grayish brown.
5		BG3-5		0.0		SM	SILTY SAND: clastics to 1/4", fine matrix, angular fragments, looks to be fill, slightly moist, brown.
10		BG3-10		0.0		ML	SANDY SILT: fine-grained, plastic, moist, heavy hydrocarbon odor, staining, dark gray.
15							Boring terminated at 10.0 feet below ground surface. No groundwater observed.
20							
25							
30							
35							
40							

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☐ Sample Interval
☐ Laboratory Sample
☒ No Recovery
☒ Ground Water Observed

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 NA = Not Applicable
 ppm = parts per million

LOG OF BORING
Further Investigation
9636 Ann Street
Santa Fe Springs, CA
FOR: Associated Plating

APPENDIX C

APPENDIX C
LABORATORY DATA

SunStar Laboratories, Inc.

Quality Control Analysis EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Date Analyzed: 11/2/01
Batch: T3075
Matrix: Soil
Sample Spiked: 3075-20

Project Name
Associated Plating

Matrix Spike and Matrix Spike Duplicate Analysis

								QC Limits	
Compound	Conc. Spike Added (mg/Kg)	Sample Result	Conc. MS	% Rec.	Conc. MSD	% Rec.	RPD	RPD	Percent Recovery
8015M TPH	500	0	575	115	644	129	11.3	20	70-130

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: Method Blank
Date Sampled: NA
Date Received: NA
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-MB
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	ND	10
C10-C28	ND	10
C29-C40	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG3-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-01
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	ND	10
C10-C28	ND	10
C29-C40	52	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG3-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-02
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	ND	10
C10-C28	ND	10
C29-C40	38	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG3-10
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-03
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	89	10
C10-C28	590	10
C29-C40	480	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG2-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-04
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	ND	10
C10-C28	ND	10
C29-C40	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG2-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-05
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	ND	10
C10-C28	ND	10
C29-C40	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG2-9
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-06
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	303	10
C10-C28	1900	10
C29-C40	1600	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG1-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-07
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	ND	10
C10-C28	ND	10
C29-C40	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG1-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-08
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	ND	10
C10-C28	ND	10
C29-C40	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B9-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-09
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	ND	10
C10-C28	ND	10
C29-C40	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B9-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-10
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	850	10
C10-C28	3800	10
C29-C40	3000	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B1-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-11
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	ND	10
C10-C28	ND	10
C29-C40	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B1-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-12
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	97	10
C10-C28	570	10
C29-C40	620	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B2-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-13
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	ND	10
C10-C28	ND	10
C29-C40	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B2-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-14
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	140	10
C10-C28	640	10
C29-C40	580	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B8-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-15
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	80	10
C10-C28	530	10
C29-C40	550	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B8-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-16
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	500	10
C10-C28	2400	10
C29-C40	2000	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B7-3
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-17
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	ND	10
C10-C28	ND	10
C29-C40	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B7-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-18
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	23	10
C10-C28	25	10
C29-C40	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B6-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-19
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	520	10
C10-C28	2100	10
C29-C40	2000	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B6-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-20
Matrix: Soil

Compound	Concentration (mg/Kg)	Reporting Limit (mg/Kg)
C6-C10	ND	10
C10-C28	14	10
C29-C40	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8015M

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: EB-1
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-21
Matrix: Water

Compound	Concentration (mg/L)	Reporting Limit (mg/L)
C6-C10	ND	0.1
C10-C28	ND	0.1
C29-C40	ND	0.1

SunStar Laboratories, Inc.

TTLC Metal Analysis

MS/MSD Report

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Date Extracted: 11/6/01
Date Analyzed: 11/6/01
Batch: T3075
Matrix: Soil
Sample Spiked: 3075-15

Metal Analysis by I.C.P. EPA 6010

Element	Amt Spiked	MS rec.	MS %	MSD rec.	MSD %	RPD	QC Limits	
							RPD	%Rec.
Arsenic	100	98	98	95	95	3.1	30	75-125
Beryllium	100	102	102	97	97	5.0	30	75-125
Cadmium	100	99	99	94	94	5.2	30	75-125
Chromium	100	97	97	90	90	7.5	30	75-125
Lead	100	103	103	96	96	7.0	30	75-125

TTLC= Total Threshold Limit Concentration.

SunStar Laboratories, Inc.

TTLC Metal Analysis

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample I.D.: Method Blank
Date Sampled: NA
Date Received: NA
Date Extracted: 11/6/01
Date Analyzed: 11/6/01
Laboratory ID: T3075-MB
Matrix: Soil
Conc. Unit: mg/Kg

Metal Analysis by I.C.P. EPA 6010

Element	Results	R.L.
Antimony	ND	2
Arsenic	ND	5
Barium	ND	1
Beryllium	ND	1
Cadmium	ND	1
Chromium	ND	1
Cobalt	ND	1
Copper	ND	1
Lead	ND	1
Mercury	ND	0.1
Molybdenum	ND	1
Nickel	ND	1
Selenium	ND	5
Silver	ND	2
Thallium	ND	2
Vanadium	ND	1
Zinc	ND	1

TTLC= Total Threshold Limit Concentration.

SunStar Laboratories, Inc.

TTLC Metal Analysis

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG3-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/6/01
Date Analyzed: 11/6/01
Laboratory ID: T3075-01
Matrix: Soil
Conc. Unit: mg/Kg

Metal Analysis by I.C.P. EPA 6010

Element	Results	R.L.
Antimony	ND	2
Arsenic	ND	5
Barium	92	1
Beryllium	ND	1
Cadmium	ND	1
Chromium	15	1
Cobalt	11	1
Copper	20	1
Lead	12	1
Mercury	ND	0.1
Molybdenum	2	1
Nickel	13	1
Selenium	ND	5
Silver	ND	2
Thallium	ND	2
Vanadium	20	1
Zinc	23	1

TTLC= Total Threshold Limit Concentration.

SunStar Laboratories, Inc.

TTLC Metal Analysis

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG3-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/6/01
Date Analyzed: 11/6/01
Laboratory ID: T3075-02
Matrix: Soil
Conc. Unit: mg/Kg

Metal Analysis by I.C.P. EPA 6010

Element	Results	R.L.
Antimony	ND	2
Arsenic	ND	5
Barium	75	1
Beryllium	ND	1
Cadmium	ND	1
Chromium	11	1
Cobalt	10	1
Copper	14	1
Lead	13	1
Mercury	ND	0.1
Molybdenum	2	1
Nickel	11	1
Selenium	ND	5
Silver	ND	2
Thallium	ND	2
Vanadium	12	1
Zinc	10	1

TTLC= Total Threshold Limit Concentration.

SunStar Laboratories, Inc.

TTLC Metal Analysis

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG3-10
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/6/01
Date Analyzed: 11/6/01
Laboratory ID: T3075-03
Matrix: Soil
Conc. Unit: mg/Kg

Metal Analysis by I.C.P. EPA 6010

Element	Results	R.L.
Antimony	ND	2
Arsenic	ND	5
Barium	190	1
Beryllium	ND	1
Cadmium	ND	1
Chromium	30	1
Cobalt	15	1
Copper	40	1
Lead	19	1
Mercury	ND	0.1
Molybdenum	2	1
Nickel	19	1
Selenium	ND	5
Silver	ND	2
Thallium	ND	2
Vanadium	47	1
Zinc	31	1

TTLC= Total Threshold Limit Concentration.

SunStar Laboratories, Inc.

TTLC Metal Analysis

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG2-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/6/01
Date Analyzed: 11/6/01
Laboratory ID: T3075-04
Matrix: Soil
Conc. Unit: mg/Kg

Metal Analysis by I.C.P. EPA 6010

Element	Results	R.L.
Antimony	ND	2
Arsenic	ND	5
Barium	77	1
Beryllium	ND	1
Cadmium	ND	1
Chromium	9	1
Cobalt	8	1
Copper	15	1
Lead	12	1
Mercury	ND	0.1
Molybdenum	1	1
Nickel	9	1
Selenium	ND	5
Silver	ND	2
Thallium	ND	2
Vanadium	13	1
Zinc	30	1

TTLC= Total Threshold Limit Concentration.

SunStar Laboratories, Inc.

TTLC Metal Analysis

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG2-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/6/01
Date Analyzed: 11/6/01
Laboratory ID: T3075-05
Matrix: Soil
Conc. Unit: mg/Kg

Metal Analysis by I.C.P. EPA 6010

Element	Results	R.L.
Antimony	ND	2
Arsenic	ND	5
Barium	42	1
Beryllium	ND	1
Cadmium	ND	1
Chromium	8	1
Cobalt	5	1
Copper	10	1
Lead	9	1
Mercury	ND	0.1
Molybdenum	1	1
Nickel	7	1
Selenium	ND	5
Silver	ND	2
Thallium	ND	2
Vanadium	9	1
Zinc	6	1

TTLC= Total Threshold Limit Concentration.

SunStar Laboratories, Inc.

TTLC Metal Analysis

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG2-9
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/6/01
Date Analyzed: 11/6/01
Laboratory ID: T3075-06
Matrix: Soil
Conc. Unit: mg/Kg

Metal Analysis by I.C.P. EPA 6010

Element	Results	R.L.
Antimony	ND	2
Arsenic	ND	5
Barium	120	1
Beryllium	ND	1
Cadmium	ND	1
Chromium	19	1
Cobalt	12	1
Copper	24	1
Lead	12	1
Mercury	ND	0.1
Molybdenum	2	1
Nickel	13	1
Selenium	ND	5
Silver	ND	2
Thallium	ND	2
Vanadium	32	1
Zinc	17	1

TTLC= Total Threshold Limit Concentration.

SunStar Laboratories, Inc.

TTLC Metal Analysis

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG1-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/6/01
Date Analyzed: 11/6/01
Laboratory ID: T3075-07
Matrix: Soil
Conc. Unit: mg/Kg

Metal Analysis by I.C.P. EPA 6010

Element	Results	R.L.
Antimony	ND	2
Arsenic	ND	5
Barium	74	1
Beryllium	ND	1
Cadmium	ND	1
Chromium	9	1
Cobalt	8	1
Copper	12	1
Lead	11	1
Mercury	ND	0.1
Molybdenum	1	1
Nickel	8	1
Selenium	ND	5
Silver	ND	2
Thallium	ND	2
Vanadium	13	1
Zinc	8	1

TTLC= Total Threshold Limit Concentration.

SunStar Laboratories, Inc.

TTLC Metal Analysis

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG1-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/6/01
Date Analyzed: 11/6/01
Laboratory ID: T3075-08
Matrix: Soil
Conc. Unit: mg/Kg

Metal Analysis by I.C.P. EPA 6010

Element	Results	R.L.
Antimony	ND	2
Arsenic	ND	5
Barium	140	1
Beryllium	ND	1
Cadmium	ND	1
Chromium	20	1
Cobalt	16	1
Copper	27	1
Lead	16	1
Mercury	ND	0.1
Molybdenum	2	1
Nickel	16	1
Selenium	ND	5
Silver	ND	2
Thallium	ND	2
Vanadium	43	1
Zinc	18	1

TTLC= Total Threshold Limit Concentration.

SunStar Laboratories, Inc.

TTLC Metal Analysis

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B1-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/6/01
Date Analyzed: 11/6/01
Laboratory ID: T3075-11
Matrix: Soil
Conc. Unit: mg/Kg

Metal Analysis by I.C.P. EPA 6010

Element	Results	R.L.
Antimony	ND	2
Arsenic	ND	5
Barium	110	1
Beryllium	ND	1
Cadmium	ND	1
Chromium	13	1
Cobalt	11	1
Copper	24	1
Lead	12	1
Mercury	ND	0.1
Molybdenum	2	1
Nickel	14	1
Selenium	ND	5
Silver	ND	2
Thallium	ND	2
Vanadium	21	1
Zinc	14	1

TTLC= Total Threshold Limit Concentration.

SunStar Laboratories, Inc.

TTLC Metal Analysis

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B1-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/6/01
Date Analyzed: 11/6/01
Laboratory ID: T3075-12
Matrix: Soil
Conc. Unit: mg/Kg

Metal Analysis by I.C.P. EPA 6010

Element	Results	R.L.
Antimony	ND	2
Arsenic	ND	5
Barium	120	1
Beryllium	ND	1
Cadmium	ND	1
Chromium	17	1
Cobalt	13	1
Copper	25	1
Lead	13	1
Mercury	ND	0.1
Molybdenum	2	1
Nickel	12	1
Selenium	ND	5
Silver	ND	2
Thallium	ND	2
Vanadium	33	1
Zinc	16	1

TTLC= Total Threshold Limit Concentration.

SunStar Laboratories, Inc.

TTLC Metal Analysis

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B2-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/6/01
Date Analyzed: 11/6/01
Laboratory ID: T3075-13
Matrix: Soil
Conc. Unit: mg/Kg

Metal Analysis by I.C.P. EPA 6010

Element	Results	R.L.
Antimony	ND	2
Arsenic	ND	5
Barium	160	1
Beryllium	ND	1
Cadmium	ND	1
Chromium	15	1
Cobalt	14	1
Copper	39	1
Lead	12	1
Mercury	ND	0.1
Molybdenum	1	1
Nickel	29	1
Selenium	ND	5
Silver	ND	2
Thallium	ND	2
Vanadium	28	1
Zinc	33	1

TTLC= Total Threshold Limit Concentration.

SunStar Laboratories, Inc.

TTLC Metal Analysis

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B2-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/6/01
Date Analyzed: 11/6/01
Laboratory ID: T3075-14
Matrix: Soil
Conc. Unit: mg/Kg

Metal Analysis by I.C.P. EPA 6010

Element	Results	R.L.
Antimony	ND	2
Arsenic	ND	5
Barium	190	1
Beryllium	ND	1
Cadmium	ND	1
Chromium	28	1
Cobalt	17	1
Copper	42	1
Lead	14	1
Mercury	ND	0.1
Molybdenum	2	1
Nickel	20	1
Selenium	ND	5
Silver	ND	2
Thallium	ND	2
Vanadium	47	1
Zinc	36	1

TTLC= Total Threshold Limit Concentration.

SunStar Laboratories, Inc.

TTLC Metal Analysis

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B8-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/6/01
Date Analyzed: 11/6/01
Laboratory ID: T3075-15
Matrix: Soil
Conc. Unit: mg/Kg

Metal Analysis by I.C.P. EPA 6010

Element	Results	R.L.
Antimony	ND	2
Arsenic	ND	5
Barium	220	1
Beryllium	ND	1
Cadmium	ND	1
Chromium	22	1
Cobalt	17	1
Copper	130	1
Lead	15	1
Mercury	ND	0.1
Molybdenum	2	1
Nickel	20	1
Selenium	ND	5
Silver	ND	2
Thallium	ND	2
Vanadium	38	1
Zinc	26	1

TTLC= Total Threshold Limit Concentration.

SunStar Laboratories, Inc.

TTLC Metal Analysis

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B8-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/6/01
Date Analyzed: 11/6/01
Laboratory ID: T3075-16
Matrix: Soil
Conc. Unit: mg/Kg

Metal Analysis by I.C.P. EPA 6010

Element	Results	R.L.
Antimony	ND	2
Arsenic	ND	5
Barium	110	1
Beryllium	ND	1
Cadmium	ND	1
Chromium	15	1
Cobalt	11	1
Copper	20	1
Lead	9	1
Mercury	ND	0.1
Molybdenum	1	1
Nickel	12	1
Selenium	ND	5
Silver	ND	2
Thallium	ND	2
Vanadium	23	1
Zinc	15	1

TTLC= Total Threshold Limit Concentration.

SunStar Laboratories, Inc.

TTLC Metal Analysis

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: EB-1
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/6/01
Date Analyzed: 11/6/01
Laboratory ID: T3075-21
Matrix: Water
Conc. Unit: µg/L

Metal Analysis by I.C.P. EPA 6010

Element	Results	R.L.
Antimony	ND	100
Arsenic	ND	250
Barium	61	50
Beryllium	ND	50
Cadmium	ND	50
Chromium	ND	50
Cobalt	ND	50
Copper	ND	50
Lead	ND	50
Mercury	ND	0.5
Molybdenum	ND	50
Nickel	ND	50
Selenium	ND	250
Silver	ND	100
Thallium	ND	100
Vanadium	ND	50
Zinc	52	50

TTLC= Total Threshold Limit Concentration.

SunStar Laboratories, Inc.

Analytical Report for pH

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG3-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-01
Matrix: Soil

Compound	Reading	Range
pH	7.6	0-14

SunStar Laboratories, Inc.

Analytical Report for pH

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG3-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-02
Matrix: Soil

Compound	Reading	Range
pH	8.0	0-14

SunStar Laboratories, Inc.

Analytical Report for pH

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG3-10
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-03
Matrix: Soil

Compound	Reading	Range
pH	7.9	0-14

SunStar Laboratories, Inc.

Analytical Report for pH

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG2-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-04
Matrix: Soil

Compound	Reading	Range
pH	8.0	0-14

SunStar Laboratories, Inc.

Analytical Report for pH

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG2-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-05
Matrix: Soil

Compound	Reading	Range
pH	7.9	0-14

SunStar Laboratories, Inc.

Analytical Report for pH

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG2-9
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-06
Matrix: Soil

Compound	Reading	Range
pH	8.1	0-14

SunStar Laboratories, Inc.

Analytical Report for pH

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG1-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-07
Matrix: Soil

Compound	Reading	Range
pH	7.8	0-14



SunStar Laboratories, Inc.

Analytical Report for pH

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG1-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-08
Matrix: Soil

Compound	Reading	Range
pH	7.8	0-14

SunStar Laboratories, Inc.

Analytical Report for pH

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B9-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-09
Matrix: Soil

Compound	Reading	Range
pH	8.1	0-14

SunStar Laboratories, Inc.

Analytical Report for pH

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B9-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-10
Matrix: Soil

Compound	Reading	Range
pH	7.9	0-14

SunStar Laboratories, Inc.

Analytical Report for pH

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B1-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-11
Matrix: Soil

Compound	Reading	Range
pH	8.0	0-14

SunStar Laboratories, Inc.

Analytical Report for pH

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B1-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-12
Matrix: Soil

Compound	Reading	Range
pH	7.9	0-14

SunStar Laboratories, Inc.

Analytical Report for pH

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B2-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-13
Matrix: Soil

Compound	Reading	Range
pH	8.3	0-14

SunStar Laboratories, Inc.

Analytical Report for pH

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B2-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-14
Matrix: Soil

Compound	Reading	Range
pH	8.0	0-14

SunStar Laboratories, Inc.

Analytical Report for pH

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B8-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-15
Matrix: Soil

Compound	Reading	Range
pH	8.2	0-14

SunStar Laboratories, Inc.

Analytical Report for pH

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B8-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-16
Matrix: Soil

Compound	Reading	Range
pH	7.6	0-14

SunStar Laboratories, Inc.

Analytical Report for pH

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: EB-1
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-21
Matrix: Water

Compound	Reading	Range
pH	7.4	0-14

SunStar Laboratories, Inc.

Quality Control Analysis EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Date Analyzed: 11/5/01
Batch: T3075
Matrix: Soil
Sample Spiked 3076-05

Project Name
Associated Plating

Matrix Spike and Matrix Spike Duplicate Analysis

Compound	Conc.Spike Added($\mu\text{g/Kg}$)	Sample Result	Conc. MS	% Rec.	Conc. MSD	% Rec.	RPD	QC Limits	
								RPD	Percent Recovery
1,1 Dichloroethene	100	0.0	91	91	90	90	1.1	20	75-125
Benzene	100	0.0	94	94	91	91	3.2	20	75-125
Trichloroethene	100	0.0	92	92	90	90	2.2	20	75-125
Toluene	100	0.0	92	92	89	89	3.3	20	75-125
Chlorobenzene	100	0.0	91	91	92	92	1.1	20	75-125

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: Method Blank
Date Sampled: NA
Date Received: NA
Date Analyzed: 11/2/01
Laboratory ID: T3075-MB
Matrix: Soil

Surrogate Compounds	Conc. (µg/Kg)	%Rec.
Dibromofluoromethane	38.79	97
Toluene-d8	40.57	101
4-Bromofluorobenzene	36.53	91

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	ND	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	ND	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	ND	10
1,1-Dichloroethane	ND	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	ND	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1-1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	ND	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	ND	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	ND	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	ND	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	ND	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	ND	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	ND	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	ND	5
sec-Butylbenzene	ND	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	ND	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	ND	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	ND	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG3-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-01
Matrix: Soil

Surrogate Compounds	Conc. (µg/Kg)	%Rec.
Dibromofluoromethane	36.02	90
Toluene-d8	40.09	100
4-Bromofluorobenzene	37.62	94

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	ND	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	ND	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	ND	10
1,1-Dichloroethane	ND	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	ND	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1,1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	ND	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	ND	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	ND	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	ND	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	ND	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	ND	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	ND	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	ND	5
sec-Butylbenzene	ND	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	ND	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	ND	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	ND	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG3-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-02
Matrix: Soil

Surrogate Compounds	Conc. (µg/Kg)	%Rec.
Dibromofluoromethane	37.94	95
Toluene-d8	41.57	104
4-Bromofluorobenzene	36.99	92

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	ND	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	ND	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	ND	10
1,1-Dichloroethane	ND	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	ND	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1-1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	ND	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	ND	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	ND	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	ND	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	ND	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	ND	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	ND	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	ND	5
sec-Butylbenzene	ND	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	ND	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	ND	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	ND	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG3-10
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-03
Matrix: Soil

Surrogate Compounds	Conc. (µg/Kg)	%Rec.
Dibromofluoromethane	37.45	94
Toluene-d8	41.31	103
4-Bromofluorobenzene	40.16	100

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	ND	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	ND	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	ND	10
1,1-Dichloroethane	ND	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	ND	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1-1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	ND	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	ND	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	ND	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	ND	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	11	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	14	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	ND	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	ND	5
sec-Butylbenzene	29	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	ND	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	ND	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	77	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG2-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-04
Matrix: Soil

Surrogate Compounds	Conc. (µg/Kg)	%Rec.
Dibromofluoromethane	38.30	96
Toluene-d8	41.01	103
4-Bromofluorobenzene	38.30	96

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	ND	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	ND	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	ND	10
1,1-Dichloroethane	ND	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	ND	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1,1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	ND	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	ND	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	ND	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	ND	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	ND	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	ND	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	ND	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	ND	5
sec-Butylbenzene	ND	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	ND	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	ND	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	ND	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG2-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-05
Matrix: Soil

Surrogate Compounds	Conc. (µg/Kg)	% Rec.
Dibromofluoromethane	36.88	92
Toluene-d8	40.86	102
4-Bromofluorobenzene	37.04	93

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	ND	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	ND	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	ND	10
1,1-Dichloroethane	ND	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	ND	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1-1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	ND	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	ND	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	ND	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	ND	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	ND	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	ND	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	ND	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	ND	5
sec-Butylbenzene	ND	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	ND	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	ND	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	ND	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG2-9
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-06
Matrix: Soil

Surrogate Compounds	Conc. (µg/Kg)	%Rec.
Dibromofluoromethane	38.00	95
Toluene-d8	41.10	103
4-Bromofluorobenzene	38.15	95

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	ND	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	ND	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	ND	10
1,1-Dichloroethane	ND	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	ND	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1,1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	ND	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	ND	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	ND	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	ND	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	ND	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	ND	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	ND	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	ND	5
sec-Butylbenzene	6	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	ND	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	ND	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	ND	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG1-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-07
Matrix: Soil

Surrogate Compounds	Conc. (µg/Kg)	%Rec.
Dibromofluoromethane	39.10	98
Toluene-d8	39.39	98
4-Bromofluorobenzene	37.52	94

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	ND	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	ND	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	ND	10
1,1-Dichloroethane	ND	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	ND	5
Bromochloromethane	ND	5
Bromoform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1-1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	ND	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	ND	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	ND	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	ND	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	ND	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	ND	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	ND	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	ND	5
sec-Butylbenzene	ND	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	ND	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	ND	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	ND	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: BG1-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-08
Matrix: Soil

Surrogate Compounds	Conc. (µg/Kg)	%Rec.
Dibromofluoromethane	36.37	91
Toluene-d8	40.45	101
4-Bromofluorobenzene	36.27	91

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	ND	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	ND	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	ND	10
1,1-Dichloroethane	ND	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	ND	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1,1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	ND	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	ND	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	ND	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	ND	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	ND	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	ND	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	ND	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	ND	5
sec-Butylbenzene	ND	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	ND	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	ND	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	ND	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B9-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-09
Matrix: Soil

Surrogate Compounds	Conc. (µg/Kg)	%Rec.
Dibromofluoromethane	38.01	95
Toluene-d8	41.57	104
4-Bromofluorobenzene	42.76	107

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	ND	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	ND	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	400	10
1,1-Dichloroethane	ND	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	880	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1-1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	2,200	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	ND	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	1,100	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	ND	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	20	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	31	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	32	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	100	5
sec-Butylbenzene	31	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	20	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	24	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	ND	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B9-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-10
Matrix: Soil

Surrogate Compounds	Conc.(µg/Kg)	%Rec.
Dibromofluoromethane	36.58	91
Toluene-d8	40.13	100
4-Bromofluorobenzene	38.59	96

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	ND	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	ND	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	110	10
1,1-Dichloroethane	ND	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	450	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1-1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	ND	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	ND	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	8	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	79	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	74	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	120	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	ND	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	ND	5
sec-Butylbenzene	31	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	ND	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	ND	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	360	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B1-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-11
Matrix: Soil

Surrogate Compounds	Conc. (µg/Kg)	%Rec.
Dibromofluoromethane	40.65	102
Toluene-d8	40.16	100
4-Bromofluorobenzene	40.37	101

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	18	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	ND	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	220	10
1,1-Dichloroethane	ND	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	980	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1-1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	1,500	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	ND	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	35,000	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	ND	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	17	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	14	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	ND	5
tert-Butylbenzene	6	5
1,2,4-Trimethylbenzene	ND	5
sec-Butylbenzene	34	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	ND	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	9	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	9	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B1-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-12
Matrix: Soil

Surrogate Compounds	Conc. (µg/Kg)	% Rec.
Dibromofluoromethane	35.18	88
Toluene-d8	41.56	104
4-Bromofluorobenzene	37.18	93

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	ND	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	ND	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	ND	10
1,1-Dichloroethane	ND	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	ND	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1,1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	ND	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	ND	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	ND	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	5	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	ND	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	6	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	ND	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	ND	5
sec-Butylbenzene	ND	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	ND	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	ND	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	30	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B2-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-13
Matrix: Soil

Surrogate Compounds	Conc.(µg/Kg)	%Rec.
Dibromofluoromethane	34.92	87
Toluene-d8	41.42	104
4-Bromofluorobenzene	42.61	107

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	110	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	16	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	240	10
1,1-Dichloroethane	ND	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	820	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1-1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	2,800	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	45	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	4,100	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	ND	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	14	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	16	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	ND	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	ND	5
sec-Butylbenzene	29	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	ND	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	ND	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	ND	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B2-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-14
Matrix: Soil

Surrogate Compounds	Conc. (µg/Kg)	%Rec.
Dibromofluoromethane	35.87	90
Toluene-d8	40.60	102
4-Bromofluorobenzene	43.07	108

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	2,000	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	ND	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	320	10
1,1-Dichloroethane	30	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	210	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1-1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	12	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	ND	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	85	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	290	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	96	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	150	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	ND	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	ND	5
sec-Butylbenzene	40	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	ND	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	ND	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	400	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B8-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-15
Matrix: Soil

Surrogate Compounds	Conc. (µg/Kg)	%Rec.
Dibromofluoromethane	37.30	93
Toluene-d8	40.02	100
4-Bromofluorobenzene	41.24	103

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	ND	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	ND	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	ND	10
1,1-Dichloroethane	ND	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	ND	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1,1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	7	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	ND	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	56	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	ND	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	10	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	5	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	ND	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	ND	5
sec-Butylbenzene	18	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	ND	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	ND	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	10	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B8-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-16
Matrix: Soil

Surrogate Compounds	Conc. (µg/Kg)	% Rec.
Dibromofluoromethane	32.83	82
Toluene-d8	40.21	101
4-Bromofluorobenzene	39.50	99

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	ND	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	ND	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	ND	10
1,1-Dichloroethane	ND	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	6	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1-1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	7	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	ND	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	8	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	460	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	170	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	300	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	ND	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	ND	5
sec-Butylbenzene	100	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	ND	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	40	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	1,200	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B7-3
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-17
Matrix: Soil

Surrogate Compounds	Conc. (µg/Kg)	%Rec.
Dibromofluoromethane	36.37	91
Toluene-d8	40.45	101
4-Bromofluorobenzene	37.17	93

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	ND	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	ND	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	ND	10
1,1-Dichloroethane	ND	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	ND	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1-1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	7	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	ND	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	16	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	ND	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	ND	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	ND	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	ND	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	ND	5
sec-Butylbenzene	ND	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	ND	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	ND	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	71	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B7-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-18
Matrix: Soil

Surrogate Compounds	Conc. (µg/Kg)	%Rec.
Dibromofluoromethane	34.09	85
Toluene-d8	41.77	104
4-Bromofluorobenzene	40.13	100

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	ND	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	ND	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	ND	10
1,1-Dichloroethane	ND	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	ND	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1,1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	ND	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	ND	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	9	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	7	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	17	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	13	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	ND	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	ND	5
sec-Butylbenzene	23	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	ND	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	ND	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	25	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B6-0.5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-19
Matrix: Soil

Surrogate Compounds	Conc. (µg/Kg)	%Rec.
Dibromofluoromethane	38.39	96
Toluene-d8	38.24	96
4-Bromofluorobenzene	38.61	97

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	20	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	50	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	1,100	10
1,1-Dichloroethane	120	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	4,200	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1-1-Dichloropropene	ND	5
Benzene	5	5
1,2-Dichloroethane	ND	5
Trichloroethene	20	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	ND	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	10	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	ND	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	130	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	39	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	ND	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	ND	5
sec-Butylbenzene	ND	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	140	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	43	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	58	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: B6-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-20
Matrix: Soil

Surrogate Compounds	Conc. (µg/Kg)	%Rec.
Dibromofluoromethane	32.66	82
Toluene-d8	40.10	100
4-Bromofluorobenzene	40.90	102

Compound	Conc. (µg/Kg)	RL (µg/Kg)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	20	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	90	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	880	10
1,1-Dichloroethane	160	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	4,100	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1-1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	4,600	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	23	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	2,600	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/Kg)	RL (µg/Kg)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	120	5
m&p-Xylene	15	10
o-Xylene	7	5
Styrene	ND	5
Bromoform	ND	5
Isopropylbenzene	31	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	40	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	10	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	22	5
sec-Butylbenzene	24	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	ND	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	ND	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	78	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Analytical Report EPA 8260

Client: URS Corporation
Project Manager: Mauricio Escobar

Project Name
Associated Plating

Sample ID: EB-1
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Analyzed: 11/2/01
Laboratory ID: T3075-21
Matrix: Water

Surrogate Compounds	Conc. (µg/L)	%Rec.
Dibromofluoromethane	38.75	97
Toluene-d8	41.71	104
4-Bromofluorobenzene	39.31	98

Compound	Conc. (µg/L)	RL (µg/L)
Dichlorodifluoromethane	ND	10
Chloromethane	ND	10
Vinyl Chloride	ND	10
Bromomethane	ND	10
Chloroethane	ND	10
Trichlorofluoromethane	ND	10
1,1-Dichloroethene	ND	10
Methylene chloride	ND	10
trans-1,2-Dichloroethene	ND	10
1,1-Dichloroethane	ND	10
2,2-Dichloropropane	ND	5
cis-1,2-Dichloroethene	ND	5
Bromochloromethane	ND	5
Chloroform	ND	5
1,1,1-Trichloroethane	ND	5
Carbon Tetrachloride	ND	5
1-1-Dichloropropene	ND	5
Benzene	ND	5
1,2-Dichloroethane	ND	5
Trichloroethene	ND	5
1,2-Dichloropropane	ND	5
Dibromomethane	ND	5
Bromodichloromethane	ND	5
cis-1,3-Dichloropropene	ND	5
Toluene	ND	5
trans-1,3-Dichloropropene	ND	5
1,1,2-Trichloroethane	ND	5
Tetrachloroethene	ND	5
1,3-Dichloropropane	ND	5
Dibromochloromethane	ND	5

Compound	Conc. (µg/L)	RL (µg/L)
1,2-Dibromoethane	ND	5
Chlorobenzene	ND	5
1,1,1,2-Tetrachloroethane	ND	5
Ethyl benzene	ND	5
m&p-Xylene	ND	10
o-Xylene	ND	5
Styrene	ND	5
Bromoform	21	5
Isopropylbenzene	ND	5
Bromobenzene	ND	5
1,1,2,2-Tetrachloroethane	ND	5
1,2,3-Trichloropropane	ND	5
n-Propylbenzene	ND	5
2-Chlorotoluene	ND	5
4-Chlorotoluene	ND	5
1,3,5-Trimethylbenzene	ND	5
tert-Butylbenzene	ND	5
1,2,4-Trimethylbenzene	ND	5
sec-Butylbenzene	ND	5
1,3-Dichlorobenzene	ND	5
p-Isopropyltoluene	ND	5
1,4-Dichlorobenzene	ND	5
1,2-Dichlorobenzene	ND	5
n-Butylbenzene	ND	5
1,2-Dibromo-3-chloropropane	ND	5
1,2,4-Trichlorobenzene	ND	10
Hexachlorobutadiene	ND	10
Naphthalene	ND	10
1,2,3-Trichlorobenzene	ND	10

SunStar Laboratories, Inc.

Quality Control Analysis EPA 8270

Client: URS Corporation
Project Manager: Mauricio Escobar

Date Analyzed: 11/8/01
Batch ID: T3075
Matrix: Soil
Sample Spiked: LCS

Project Name
Associated Plating

Matrix Spike and Matrix Spike Duplicate Analysis

Compound	Conc.Spike Added(mg/Kg)	Sample Result	Conc. MS	% Rec.	Conc. MSD	% Rec.	RPD	QC Limits	
								RPD	Percent Recovery
Phenol	50	0	35	70	36	72	3	42	12-89
2-Chlorophenol	50	0	43	86	44	88	2	40	27-123
1,4-Dichlorobenzene	50	0	46	92	45	90	2	28	36-97
N-nitroso-di-n-propy	50	0	30	60	31	62	3	38	41-116
1,2,4-Trichlorobenzene	50	0	43	86	47	94	9	28	39-98
4-Chloro-3-methyphe	50	0	40	80	42	84	5	42	23-97
Acenaphthene	50	0	46	92	44	88	4	31	46-118
4-Nitrophenol	50	0	25	50	23	46	8	50	10-80
2,4-Dinitrotoluene	50	0	28	56	24	48	15	38	24-96
Pentachlorophenol	50	0	45	90	37	74	20	50	9-103
Pyrene	50	0	53	106	48	96	10	31	26-127

SunStar Laboratories, Inc.

Analytical Report EPA 8270

Client: URS Corporation
Project Manager: Mauricio Escobar
Project Name: Associated Plating
Laboratory ID: T3075-MB
Matrix: Soil

Sample ID: Method Blank
Date Sampled: NA
Date Received: NA
Date Extracted: 11/8/01
Date Analyzed: 11/8/01

Surrogate Compounds:	Conc. (mg/Kg)	% Rec.
2-Fluorophenol	40.35	80.7
Phenol-d6	45.68	91.4
Nitrobenzene-d5	31.39	62.8

Surrogate Compounds:	Conc. (mg/Kg)	% Rec.
2-Fluorobiphenol	43.21	86.4
2,4,6-Tribromophenol	39.34	78.7
Terphenyl-d14	49.62	99.2

Compounds	Conc. (µg/Kg)	RL (µg/Kg)
N-Nitrosodimethylamine	ND	300
Aniline	ND	300
Phenol	ND	1,000
bis (2-Chloroethyl) Ether	ND	300
2-Chlorophenol	ND	1,000
1, 3-Dichlorobenzene	ND	300
1, 4-Dichlorobenzene	ND	300
1, 2-Dichlorobenzene	ND	300
Benzyl Alcohol	ND	300
bis (2-Chloroisopropyl) Ether	ND	300
2-Methylphenol	ND	1,000
4-Methylphenol	ND	1,000
Hexachloroethane	ND	300
N-nitroso-di-n-propylamine	ND	300
Nitrobenzene	ND	300
Isophorone	ND	300
2-Nitrophenol	ND	1,000
2, 4-Dimethylphenol	ND	1,000
bis (2-Chloroethoxy) Methane	ND	300
Benzoic Acid	ND	300
2, 4-Dichlorophenol	ND	1,000
1, 2, 4-Trichlorobenzene	ND	300
Naphthalene	ND	300
4-Chloroaniline	ND	300
Hexachlorobutadiene	ND	300
4-Chloro-3-methylphenol	ND	1,000
2-Methylnaphthalene	ND	300
Hexachlorocyclopentadiene	ND	300
2, 4, 6-Trichlorophenol	ND	1,000
2, 4, 5-Trichlorophenol	ND	1,000
2-Chloronaphthalene	ND	300
2-Nitroaniline	ND	300
Dimethylphthalate	ND	300
Acenaphthylene	ND	300
Acenaphthene	ND	300

Compounds	Conc. (µg/Kg)	RL (µg/Kg)
3-Nitroaniline	ND	300
2, 4-Dinitrophenol	ND	1,000
Dibenzofuran	ND	300
4-Nitrophenol	ND	1,000
2, 6-Dinitrotoluene	ND	300
2, 4-Dinitrotoluene	ND	300
Diethylphthalate	ND	300
Fluorene	ND	300
4-Chlorophenyl-phenylether	ND	300
4-Nitroaniline	ND	300
N-Nitrosodiphenylamine	ND	300
Azobenzene	ND	300
4, 6-Dinitro-2-methylphenol	ND	1,000
4-Bromophenyl-phenylether	ND	300
Hexachlorobenzene	ND	300
Pentachlorophenol	ND	1,000
Phenanthrene	ND	300
Anthracene	ND	300
Carbazole	ND	300
Di-n-butyl phthalate	ND	300
Fluoranthene	ND	300
Benzidine	ND	300
Pyrene	ND	300
Butylbenzylphthalate	ND	300
Benzo (a) anthracene	ND	300
3, 3'-Dichlorobenzidine	ND	300
Bis (2-Ethylhexyl) phthalate	ND	300
Chrysene	ND	300
Di-n-octyl phthalate	ND	300
Benzo (b) fluoranthene	ND	300
Benzo (k) fluoranthene	ND	300
Benzo (a) pyrene	ND	300
Indeno (1, 2, 3-cd) pyrene	ND	300
Dibenz (a, h) anthracene	ND	300
Benzo (g, h, i) perylene	ND	300

SunStar Laboratories, Inc.

Analytical Report EPA 8270

Client: URS Corporation
Project Manager: Mauricio Escobar
Project Name: Associated Plating
Laboratory ID: T3075-06
Matrix: Soil

Sample ID: BG2-9
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/8/01
Date Analyzed: 11/8/01

Surrogate Compounds:	Conc. (mg/Kg)	% Rec.
2-Fluorophenol	2.91	58.2
Phenol-d6	2.45	49.0
Nitrobenzene-d5	2.31	46.2

Surrogate Compounds:	Conc. (mg/Kg)	% Rec.
2-Fluorobiphenol	4.39	87.8
2,4,6-Tribromophenol	2.32	46.4
Terphenyl-d14	4.70	94.0

Compounds	Conc. (µg/Kg)	RL (µg/Kg)
N-Nitrosodimethylamine	ND	300
Aniline	ND	300
Phenol	ND	1,000
bis (2-Chloroethyl) Ether	ND	300
2-Chlorophenol	ND	1,000
1, 3-Dichlorobenzene	ND	300
1, 4-Dichlorobenzene	ND	300
1, 2-Dichlorobenzene	ND	300
Benzyl Alcohol	ND	300
bis (2-Chloroisopropyl) Ether	ND	300
2-Methylphenol	ND	1,000
4-Methylphenol	ND	1,000
Hexachloroethane	ND	300
N-nitroso-di-n-propylamine	ND	300
Nitrobenzene	ND	300
Isophorone	ND	300
2-Nitrophenol	ND	1,000
2, 4-Dimethylphenol	ND	1,000
bis (2-Chloroethoxy) Methane	ND	300
Benzoic Acid	ND	300
2, 4-Dichlorophenol	ND	1,000
1, 2, 4-Trichlorobenzene	ND	300
Naphthalene	ND	300
4-Chloroaniline	ND	300
Hexachlorobutadiene	ND	300
4-Chloro-3-methylphenol	ND	1,000
2-Methylnaphthalene	ND	300
Hexachlorocyclopentadiene	ND	300
2, 4, 6-Trichlorophenol	ND	1,000
2, 4, 5-Trichlorophenol	ND	1,000
2-Chloronaphthalene	ND	300
2-Nitroaniline	ND	300
Dimethylphthalate	ND	300
Acenaphthylene	ND	300
Acenaphthene	ND	300

Compounds	Conc. (µg/Kg)	RL (µg/Kg)
3-Nitroaniline	ND	300
2, 4-Dinitrophenol	ND	1,000
Dibenzofuran	ND	300
4-Nitrophenol	ND	1,000
2, 6-Dinitrotoluene	ND	300
2, 4-Dinitrotoluene	ND	300
Diethylphthalate	ND	300
Fluorene	ND	300
4-Chlorophenyl-phenylether	ND	300
4-Nitroaniline	ND	300
N-Nitrosodiphenylamine	ND	300
Azobenzene	ND	300
4, 6-Dinitro-2-methylphenol	ND	1,000
4-Bromophenyl-phenylether	ND	300
Hexachlorobenzene	ND	300
Pentachlorophenol	ND	1,000
Phenanthrene	ND	300
Anthracene	ND	300
Carbazole	ND	300
Di-n-butyl phthalate	ND	300
Fluoranthene	ND	300
Benzidine	ND	300
Pyrene	ND	300
Butylbenzylphthalate	ND	300
Benzo (a) anthracene	ND	300
3, 3'-Dichlorobenzidine	ND	300
Bis (2-Ethylhexyl) phthalate	ND	300
Chrysene	ND	300
Di-n-octyl phthalate	ND	300
Benzo (b) fluoranthene	ND	300
Benzo (k) fluoranthene	ND	300
Benzo (a) pyrene	ND	300
Indeno (1, 2, 3, -cd) pyrene	ND	300
Dibenz (a, h) anthracene	ND	300
Benzo (g, h, i) perylene	ND	300

SunStar Laboratories, Inc.

Analytical Report EPA 8270

Client: URS Corporation
Project Manager: Mauricio Escobar
Project Name: Associated Plating
Laboratory ID: T3075-10
Matrix: Soil

Sample ID: B9-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/8/01
Date Analyzed: 11/8/01

Surrogate Compounds:	Conc. (mg/Kg)	% Rec.
2-Fluorophenol	44.47	88.9
Phenol-d6	35.61	71.2
Nitrobenzene-d5	41.49	83.0

Surrogate Compounds:	Conc. (mg/Kg)	% Rec.
2-Fluorobiphenol	47.06	94.1
2,4,6-Tribromophenol	40.83	81.7
Terphenyl-d14	41.49	83.0

Compounds	Conc. (µg/Kg)	RL (µg/Kg)
N-Nitrosodimethylamine	ND	300
Aniline	ND	300
Phenol	ND	1,000
bis (2-Chloroethyl) Ether	ND	300
2-Chlorophenol	ND	1,000
1, 3-Dichlorobenzene	ND	300
1, 4-Dichlorobenzene	ND	300
1, 2-Dichlorobenzene	ND	300
Benzyl Alcohol	ND	300
bis (2-Chloroisopropyl) Ether	ND	300
2-Methylphenol	ND	1,000
4-Methylphenol	ND	1,000
Hexachloroethane	ND	300
N-nitroso-di-n-propylamine	ND	300
Nitrobenzene	ND	300
Isophorone	ND	300
2-Nitrophenol	ND	1,000
2, 4-Dimethylphenol	ND	1,000
bis (2-Chloroethoxy) Methane	ND	300
Benzoic Acid	ND	300
2, 4-Dichlorophenol	ND	1,000
1, 2, 4-Trichlorobenzene	ND	300
Naphthalene	2500	300
4-Chloroaniline	ND	300
Hexachlorobutadiene	ND	300
4-Chloro-3-methylphenol	ND	1,000
2-Methylnaphthalene	ND	300
Hexachlorocyclopentadiene	ND	300
2, 4, 6-Trichlorophenol	ND	1,000
2, 4, 5-Trichlorophenol	ND	1,000
2-Chloronaphthalene	ND	300
2-Nitroaniline	ND	300
Dimethylphthalate	ND	300
Acenaphthylene	ND	300
Acenaphthene	ND	300

Compounds	Conc. (µg/Kg)	RL (µg/Kg)
3-Nitroaniline	ND	300
2, 4-Dinitrophenol	ND	1,000
Dibenzofuran	ND	300
4-Nitrophenol	ND	1,000
2, 6-Dinitrotoluene	ND	300
2, 4-Dinitrotoluene	ND	300
Diethylphthalate	ND	300
Fluorene	490	300
4-Chlorophenyl-phenylether	ND	300
4-Nitroaniline	ND	300
N-Nitrosodiphenylamine	ND	300
Azobenzene	ND	300
4, 6-Dinitro-2-methylphenol	ND	1,000
4-Bromophenyl-phenylether	ND	300
Hexachlorobenzene	ND	300
Pentachlorophenol	ND	1,000
Phenanthrene	690	300
Anthracene	ND	300
Carbazole	ND	300
Di-n-butyl phthalate	ND	300
Fluoranthene	ND	300
Benzidine	ND	300
Pyrene	ND	300
Butylbenzylphthalate	ND	300
Benzo (a) anthracene	ND	300
3, 3'-Dichlorobenzidine	ND	300
Bis (2-Ethylhexyl) phthalate	ND	300
Chrysene	ND	300
Di-n-octyl phthalate	ND	300
Benzo (b) fluoranthene	ND	300
Benzo (k) fluoranthene	ND	300
Benzo (a) pyrene	ND	300
Indeno (1, 2, 3-cd) pyrene	ND	300
Dibenz (a, h) anthracene	ND	300
Benzo (g, h, i) perylene	ND	300

SunStar Laboratories, Inc.

Analytical Report EPA 8270

Client: URS Corporation
Project Manager: Mauricio Escobar
Project Name: Associated Plating
Laboratory ID: T3075-16
Matrix: Soil

Sample ID: B8-5
Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/8/01
Date Analyzed: 11/8/01

Surrogate Compounds:	Conc. (mg/Kg)	% Rec.
2-Fluorophenol	36.81	73.6
Phenol-d6	38.41	76.8
Nitrobenzene-d5	41.80	83.6

Surrogate Compounds:	Conc. (mg/Kg)	% Rec.
2-Fluorobiphenol	43.41	86.8
2,4,6-Tribromophenol	42.10	84.2
Terphenyl-d14	43.12	86.2

Compounds	Conc. (µg/Kg)	RL (µg/Kg)
N-Nitrosodimethylamine	ND	300
Aniline	ND	300
Phenol	ND	1,000
bis (2-Chloroethyl) Ether	ND	300
2-Chlorophenol	ND	1,000
1, 3-Dichlorobenzene	ND	300
1, 4-Dichlorobenzene	ND	300
1, 2-Dichlorobenzene	ND	300
Benzyl Alcohol	ND	300
bis (2-Chloroisopropyl) Ether	ND	300
2-Methylphenol	ND	1,000
4-Methylphenol	ND	1,000
Hexachloroethane	ND	300
N-nitroso-di-n-propylamine	ND	300
Nitrobenzene	ND	300
Isophorone	ND	300
2-Nitrophenol	ND	1,000
2, 4-Dimethylphenol	ND	1,000
bis (2-Chloroethoxy) Methane	ND	300
Benzoic Acid	ND	300
2, 4-Dichlorophenol	ND	1,000
1, 2, 4-Trichlorobenzene	ND	300
Naphthalene	2700	300
4-Chloroaniline	ND	300
Hexachlorobutadiene	ND	300
4-Chloro-3-methylphenol	ND	1,000
2-Methylnaphthalene	4000	300
Hexachlorocyclopentadiene	ND	300
2, 4, 6-Trichlorophenol	ND	1,000
2, 4, 5-Trichlorophenol	ND	1,000
2-Chloronaphthalene	ND	300
2-Nitroaniline	ND	300
Dimethylphthalate	ND	300
Acenaphthylene	ND	300
Acenaphthene	ND	300

Compounds	Conc. (µg/Kg)	RL (µg/Kg)
3-Nitroaniline	ND	300
2, 4-Dinitrophenol	ND	1,000
Dibenzofuran	ND	300
4-Nitrophenol	ND	1,000
2, 6-Dinitrotoluene	ND	300
2, 4-Dinitrotoluene	ND	300
Diethylphthalate	ND	300
Fluorene	550	300
4-Chlorophenyl-phenylether	ND	300
4-Nitroaniline	ND	300
N-Nitrosodiphenylamine	ND	300
Azobenzene	ND	300
4, 6-Dinitro-2-methylphenol	ND	1,000
4-Bromophenyl-phenylether	ND	300
Hexachlorobenzene	ND	300
Pentachlorophenol	ND	1,000
Phenanthrene	690	300
Anthracene	ND	300
Carbazole	ND	300
Di-n-butyl phthalate	ND	300
Fluoranthene	ND	300
Benzidine	ND	300
Pyrene	ND	300
Butylbenzylphthalate	ND	300
Benzo (a) anthracene	ND	300
3, 3'-Dichlorobenzidine	ND	300
Bis (2-Ethylhexyl) phthalate	ND	300
Chrysene	ND	300
Di-n-octyl phthalate	ND	300
Benzo (b) fluoranthene	ND	300
Benzo (k) fluoranthene	ND	300
Benzo (a) pyrene	ND	300
Indeno (1, 2, 3,-cd) pyrene	ND	300
Dibenz (a, h) anthracene	ND	300
Benzo (g, h, i) perylene	ND	300

SunStar Laboratories, Inc.

Analytical Report EPA 8270

Client: URS Corporation
Project Manager: Mauricio Escobar
Project Name: Associated Plating
Laboratory ID: T3075-19
Matrix: Soil

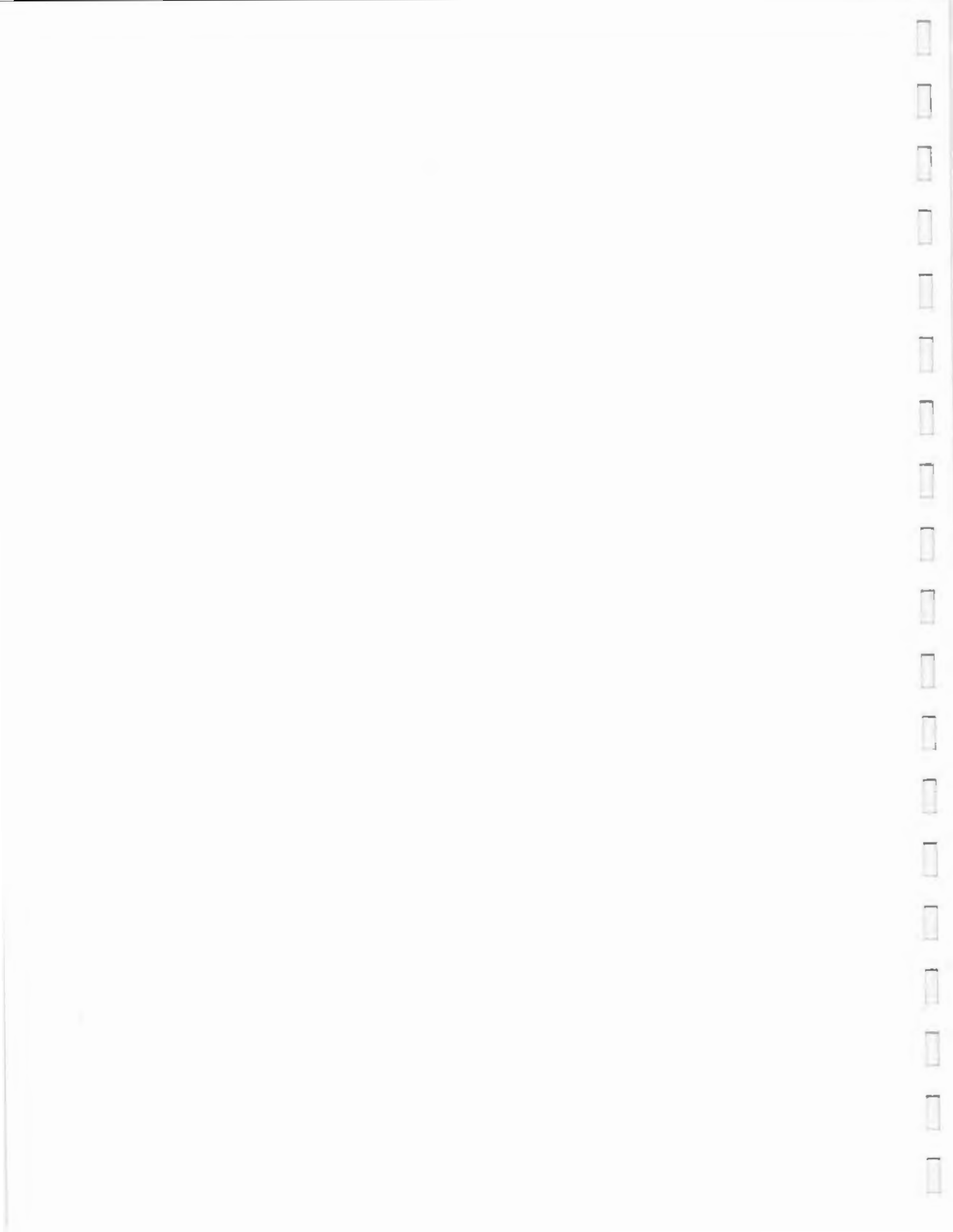
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Date Sampled: 11/1/01
Date Received: 11/2/01
Date Extracted: 11/8/01
Date Analyzed: 11/8/01

Surrogate Compounds:	Conc. (mg/Kg)	% Rec.
2-Fluorophenol	39.61	79.2
Phenol-d6	41.65	83.3
Nitrobenzene-d5	36.90	73.8

Surrogate Compounds:	Conc. (mg/Kg)	% Rec.
2-Fluorobiphenol	42.21	84.4
2,4,6-Tribromophenol	37.98	76.0
Terphenyl-d14	42.31	84.6

Compounds	Conc. (µg/Kg)	RL (µg/Kg)
N-Nitrosodimethylamine	ND	300
Aniline	ND	300
Phenol	ND	1,000
bis (2-Chloroethyl) Ether	ND	300
2-Chlorophenol	ND	1,000
1, 3-Dichlorobenzene	ND	300
1, 4-Dichlorobenzene	ND	300
1, 2-Dichlorobenzene	ND	300
Benzyl Alcohol	ND	300
bis (2-Chloroisopropyl) Ether	ND	300
2-Methylphenol	ND	1,000
4-Methylphenol	ND	1,000
Hexachloroethane	ND	300
N-nitroso-di-n-propylamine	ND	300
Nitrobenzene	ND	300
Isophorone	ND	300
2-Nitrophenol	ND	1,000
2, 4-Dimethylphenol	ND	1,000
bis (2-Chloroethoxy) Methane	ND	300
Benzoic Acid	ND	300
2, 4-Dichlorophenol	ND	1,000
1, 2, 4-Trichlorobenzene	ND	300
Naphthalene	ND	300
4-Chloroaniline	ND	300
Hexachlorobutadiene	ND	300
4-Chloro-3-methylphenol	ND	1,000
2-Methylnaphthalene	ND	300
Hexachlorocyclopentadiene	ND	300
2, 4, 6-Trichlorophenol	ND	1,000
2, 4, 5-Trichlorophenol	ND	1,000
2-Chloronaphthalene	ND	300
2-Nitroaniline	ND	300
Dimethylphthalate	ND	300
Acenaphthylene	ND	300
Acenaphthene	ND	300

Compounds	Conc. (µg/Kg)	RL (µg/Kg)
3-Nitroaniline	ND	300
2, 4-Dinitrophenol	ND	1,000
Dibenzofuran	ND	300
4-Nitrophenol	ND	1,000
2, 6-Dinitrotoluene	ND	300
2, 4-Dinitrotoluene	ND	300
Diethylphthalate	ND	300
Fluorene	ND	300
4-Chlorophenyl-phenylether	ND	300
4-Nitroaniline	ND	300
N-Nitrosodiphenylamine	ND	300
Azobenzene	ND	300
4, 6-Dinitro-2-methylphenol	ND	1,000
4-Bromophenyl-phenylether	ND	300
Hexachlorobenzene	ND	300
Pentachlorophenol	ND	1,000
Phenanthrene	ND	300
Anthracene	ND	300
Carbazole	ND	300
Di-n-butyl phthalate	ND	300
Fluoranthene	ND	300
Benzidine	ND	300
Pyrene	ND	300
Butylbenzylphthalate	ND	300
Benzo (a) anthracene	ND	300
3, 3'-Dichlorobenzidine	ND	300
Bis (2-Ethylhexyl) phthalate	ND	300
Chrysene	ND	300
Di-n-octyl phthalate	ND	300
Benzo (b) fluoranthene	ND	300
Benzo (k) fluoranthene	ND	300
Benzo (a) pyrene	ND	300
Indeno (1, 2, 3-cd) pyrene	ND	300
Dibenz (a, h) anthracene	ND	300
Benzo (g, h, i) perylene	ND	300



URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

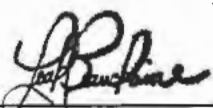
Reported:
2/25/02

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B5-1	T200135-01	Soil	2/20/02	2/20/02
B55-1	T200135-02	Soil	2/20/02	2/20/02
B5-5	T200135-03	Soil	2/20/02	2/20/02
B4-1	T200135-04	Soil	2/20/02	2/20/02
B4-5	T200135-05	Soil	2/20/02	2/20/02
B3-1.5	T200135-06	Soil	2/20/02	2/20/02
B3-5	T200135-07	Soil	2/20/02	2/20/02
B11-0.5	T200135-08	Soil	2/20/02	2/20/02
B11-5	T200135-09	Soil	2/20/02	2/20/02
B11-7	T200135-10	Soil	2/20/02	2/20/02
B12-0.5	T200135-11	Soil	2/20/02	2/20/02
B212-0.5	T200135-12	Soil	2/20/02	2/20/02
B12-5	T200135-13	Soil	2/20/02	2/20/02
B12-7	T200135-14	Soil	2/20/02	2/20/02
Rinsate 022002	T200135-15	Water	2/20/02	2/20/02

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

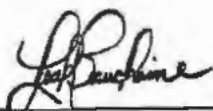
Reported:
2/25/02

Extractable Petroleum Hydrocarbons by 8015
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B5-1 (T200135-01) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
C6-C10	1200	10	mg/kg	1	2022004	02/20/02	02/21/02	EPA 8015B	
C10-C28	4100	10	"	"	"	"	"	"	
C28-C40	2600	10	"	"	"	"	"	"	
B55-1 (T200135-02) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
C6-C10	1700	10	mg/kg	1	2022004	02/20/02	02/21/02	EPA 8015B	
C10-C28	6200	10	"	"	"	"	"	"	
C28-C40	4200	10	"	"	"	"	"	"	
B5-5 (T200135-03) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
C6-C10	100	10	mg/kg	1	2022004	02/20/02	02/21/02	EPA 8015B	
C10-C28	330	10	"	"	"	"	"	"	
C28-C40	550	10	"	"	"	"	"	"	
B4-1 (T200135-04) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
C6-C10	ND	10	mg/kg	1	2022004	02/20/02	02/21/02	EPA 8015B	
C10-C28	ND	10	"	"	"	"	"	"	
C28-C40	ND	10	"	"	"	"	"	"	
B4-5 (T200135-05) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
C6-C10	61	10	mg/kg	1	2022004	02/20/02	02/21/02	EPA 8015B	
C10-C28	140	10	"	"	"	"	"	"	
C28-C40	180	10	"	"	"	"	"	"	
B3-1.5 (T200135-06) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
C6-C10	230	10	mg/kg	1	2022004	02/20/02	02/21/02	EPA 8015B	
C10-C28	910	10	"	"	"	"	"	"	
C28-C40	860	10	"	"	"	"	"	"	

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

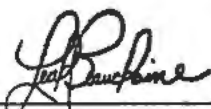
Reported:
2/25/02

Extractable Petroleum Hydrocarbons by 8015
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B3-5 (T200135-07) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
C6-C10	ND	10	mg/kg	1	2022004	02/20/02	02/21/02	EPA 8015B	
C10-C28	ND	10	"	"	"	"	"	"	
C28-C40	ND	10	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/25/02

Metals by EPA 6010B
SunStar Laboratories, Inc.

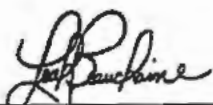
Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B5-1 (T200135-01) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
Antimony	ND	2.0	mg/kg	1	2022206	02/21/02	02/22/02	EPA 6010B	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	170	1.0	"	"	"	"	"	"	
Beryllium	1.7	1.0	"	"	"	"	"	"	
Cadmium	4.6	1.0	"	"	"	"	"	"	
Chromium	66	1.0	"	"	"	"	"	"	
Cobalt	14	1.0	"	"	"	"	"	"	
Copper	31	1.0	"	"	"	"	"	"	
Lead	23	1.0	"	"	"	"	"	"	
Mercury	ND	0.10	"	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	"	
Nickel	28	1.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	
Thallium	25	2.0	"	"	"	"	"	"	
Vanadium	61	1.0	"	"	"	"	"	"	
Zinc	47	1.0	"	"	"	"	"	"	

B55-1 (T200135-02) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20

Antimony	ND	2.0	mg/kg	1	2022206	02/21/02	02/22/02	EPA 6010B	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	130	1.0	"	"	"	"	"	"	
Beryllium	1.4	1.0	"	"	"	"	"	"	
Cadmium	4.0	1.0	"	"	"	"	"	"	
Chromium	52	1.0	"	"	"	"	"	"	
Cobalt	13	1.0	"	"	"	"	"	"	
Copper	27	1.0	"	"	"	"	"	"	
Lead	18	1.0	"	"	"	"	"	"	
Mercury	ND	0.10	"	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	"	
Nickel	25	1.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	
Thallium	21	2.0	"	"	"	"	"	"	
Vanadium	43	1.0	"	"	"	"	"	"	
Zinc	34	1.0	"	"	"	"	"	"	

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URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/25/02

Metals by EPA 6010B
SunStar Laboratories, Inc.

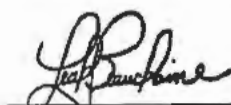
Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B5-5 (T200135-03) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
Antimony	ND	2.0	mg/kg	1	2022206	02/21/02	02/22/02	EPA 6010B	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	120	1.0	"	"	"	"	"	"	
Beryllium	1.2	1.0	"	"	"	"	"	"	
Cadmium	3.4	1.0	"	"	"	"	"	"	
Chromium	48	1.0	"	"	"	"	"	"	
Cobalt	11	1.0	"	"	"	"	"	"	
Copper	23	1.0	"	"	"	"	"	"	
Lead	16	1.0	"	"	"	"	"	"	
Mercury	ND	0.10	"	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	"	
Nickel	22	1.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	
Thallium	15	2.0	"	"	"	"	"	"	
Vanadium	42	1.0	"	"	"	"	"	"	
Zinc	30	1.0	"	"	"	"	"	"	

B4-1 (T200135-04) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20

Antimony	ND	2.0	mg/kg	1	2022206	02/21/02	02/22/02	EPA 6010B	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	130	1.0	"	"	"	"	"	"	
Beryllium	1.3	1.0	"	"	"	"	"	"	
Cadmium	3.7	1.0	"	"	"	"	"	"	
Chromium	49	1.0	"	"	"	"	"	"	
Cobalt	12	1.0	"	"	"	"	"	"	
Copper	23	1.0	"	"	"	"	"	"	
Lead	18	1.0	"	"	"	"	"	"	
Mercury	ND	0.10	"	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	"	
Nickel	22	1.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	
Thallium	19	2.0	"	"	"	"	"	"	
Vanadium	42	1.0	"	"	"	"	"	"	
Zinc	32	1.0	"	"	"	"	"	"	

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/25/02

Metals by EPA 6010B
SunStar Laboratories, Inc.

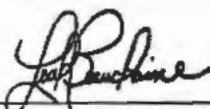
Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B4-5 (T200135-05) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
Antimony	ND	2.0	mg/kg	1	2022206	02/21/02	02/22/02	EPA 6010B	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	150	1.0	"	"	"	"	"	"	
Beryllium	1.6	1.0	"	"	"	"	"	"	
Cadmium	4.1	1.0	"	"	"	"	"	"	
Chromium	54	1.0	"	"	"	"	"	"	
Cobalt	12	1.0	"	"	"	"	"	"	
Copper	30	1.0	"	"	"	"	"	"	
Lead	20	1.0	"	"	"	"	"	"	
Mercury	ND	0.10	"	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	"	
Nickel	25	1.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	
Thallium	20	2.0	"	"	"	"	"	"	
Vanadium	48	1.0	"	"	"	"	"	"	
Zinc	43	1.0	"	"	"	"	"	"	

B3-1.5 (T200135-06) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20

Antimony	ND	2.0	mg/kg	1	2022206	02/21/02	02/22/02	EPA 6010B	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	170	1.0	"	"	"	"	"	"	
Beryllium	1.8	1.0	"	"	"	"	"	"	
Cadmium	5.0	1.0	"	"	"	"	"	"	
Chromium	71	1.0	"	"	"	"	"	"	
Cobalt	15	1.0	"	"	"	"	"	"	
Copper	31	1.0	"	"	"	"	"	"	
Lead	25	1.0	"	"	"	"	"	"	
Mercury	ND	0.10	"	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	"	
Nickel	29	1.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	
Thallium	27	2.0	"	"	"	"	"	"	
Vanadium	61	1.0	"	"	"	"	"	"	
Zinc	50	1.0	"	"	"	"	"	"	

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

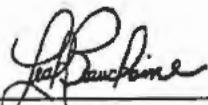
Reported:
2/25/02

Metals by EPA 6010B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B3-5 (T200135-07) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
Antimony	ND	2.0	mg/kg	1	2022206	02/21/02	02/22/02	EPA 6010B	
Arsenic	ND	5.0	"	"	"	"	"	"	
Barium	110	1.0	"	"	"	"	"	"	
Beryllium	1.1	1.0	"	"	"	"	"	"	
Cadmium	3.1	1.0	"	"	"	"	"	"	
Chromium	44	1.0	"	"	"	"	"	"	
Cobalt	10	1.0	"	"	"	"	"	"	
Copper	23	1.0	"	"	"	"	"	"	
Lead	15	1.0	"	"	"	"	"	"	
Mercury	ND	0.10	"	"	"	"	"	"	
Molybdenum	ND	1.0	"	"	"	"	"	"	
Nickel	20	1.0	"	"	"	"	"	"	
Selenium	ND	5.0	"	"	"	"	"	"	
Silver	ND	2.0	"	"	"	"	"	"	
Thallium	13	2.0	"	"	"	"	"	"	
Vanadium	36	1.0	"	"	"	"	"	"	
Zinc	73	1.0	"	"	"	"	"	"	

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

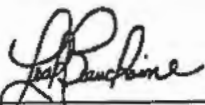
Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B5-1 (T200135-01) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
Benzene	ND	5.0	ug/kg	1	2022002	02/20/02	02/21/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	13	5.0	"	"	"	"	"	"	
sec-Butylbenzene	25	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	15	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	12	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	13	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	94	5.0	"	"	"	"	"	"	

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B5-1 (T200135-01) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
n-Propylbenzene	14	5.0	ug/kg	1	2022002	02/20/02	02/21/02	EPA 8260B	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	34	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	21	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		97.0 %	81-117		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		107 %	74-121		"	"	"	"	
Surrogate: Dibromofluoromethane		106 %	80-120		"	"	"	"	
B55-1 (T200135-02) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
Benzene	ND	5.0	ug/kg	1	2022002	02/20/02	02/21/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	9.8	5.0	"	"	"	"	"	"	
sec-Butylbenzene	21	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

Leah Beauchaine, Project Manager

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URS Corporation
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Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

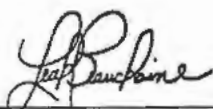
Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B55-1 (T200135-02) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
1,2-Dibromo-3-chloropropane	ND	5.0	ug/kg	1	2022002	02/20/02	02/21/02	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	12	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	11	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	8.7	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	70	5.0	"	"	"	"	"	"	
n-Propylbenzene	10	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	24	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	7.9	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

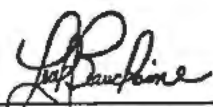
Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B55-1 (T200135-02) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
o-Xylene	ND	5.0	ug/kg	1	2022002	02/20/02	02/21/02	EPA 8260B	
Surrogate: Toluene-d8		98.5 %	81-117		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		105 %	74-121		"	"	"	"	
Surrogate: Dibromofluoromethane		110 %	80-120		"	"	"	"	
B5-5 (T200135-03) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
Benzene	ND	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

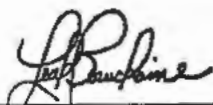
Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B5-5 (T200135-03) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
trans-1,3-Dichloropropene	ND	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	52	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		100 %	81-117		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		104 %	74-121		"	"	"	"	
Surrogate: Dibromofluoromethane		118 %	80-120		"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

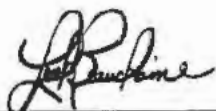
Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B4-1 (T200135-04) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
Benzene	ND	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	25	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	310	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	47	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	120	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	48	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	310	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/25/02

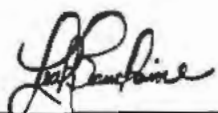
Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B4-1 (T200135-04) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
n-Propylbenzene	73	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		100 %	81-117		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		101 %	74-121		"	"	"	"	
Surrogate: Dibromofluoromethane		96.8 %	80-120		"	"	"	"	

B4-5 (T200135-05) Soil **Sampled: 02/20/02 00:00** **Received: 02/20/02 12:20**

Benzene	ND	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	17	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.



Leah Beauchaine, Project Manager

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URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B4-5 (T200135-05) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
1,2-Dibromo-3-chloropropane	ND	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	100	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	13	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	36	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	18	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	150	5.0	"	"	"	"	"	"	
n-Propylbenzene	20	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
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Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

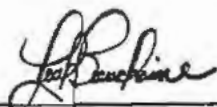
Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B4-5 (T200135-05) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
o-Xylene	ND	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
Surrogate: Toluene-d8		100 %	81-117		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		102 %	74-121		"	"	"	"	
Surrogate: Dibromofluoromethane		105 %	80-120		"	"	"	"	
B3-1.5 (T200135-06) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
Benzene	ND	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	9.0	5.0	"	"	"	"	"	"	
sec-Butylbenzene	59	5.0	"	"	"	"	"	"	
tert-Butylbenzene	6.6	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

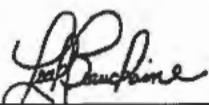
Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B3-1.5 (T200135-06) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
trans-1,3-Dichloropropene	ND	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	73	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	270	5.0	"	"	"	"	"	"	
n-Propylbenzene	130	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	17	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		101 %	81-117		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		112 %	74-121		"	"	"	"	
Surrogate: Dibromofluoromethane		110 %	80-120		"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

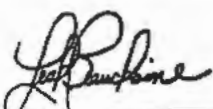
Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B3-5 (T200135-07) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
Benzene	ND	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	8.2	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	5.3	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	21	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	68	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

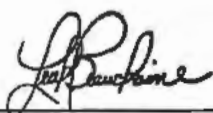
Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B3-5 (T200135-07) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
n-Propylbenzene	26	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		102 %	81-117		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		102 %	74-121		"	"	"	"	
Surrogate: Dibromofluoromethane		106 %	80-120		"	"	"	"	

B11-0.5 (T200135-08) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20

Benzene	ND	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

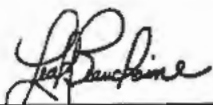
Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B11-0.5 (T200135-08) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
1,2-Dibromo-3-chloropropane	ND	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	72	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	5.2	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	9.1	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	54	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B11-0.5 (T200135-08) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
o-Xylene	ND	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
Surrogate: Toluene-d8		101 %	81-117		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		97.8 %	74-121		"	"	"	"	
Surrogate: Dibromofluaromethane		104 %	80-120		"	"	"	"	
B11-5 (T200135-09) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
Benzene	ND	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

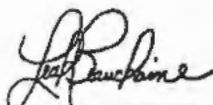
Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B11-5 (T200135-09) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
trans-1,3-Dichloropropene	ND	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	67	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		100 %	81-117		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		96.8 %	74-121		"	"	"	"	
Surrogate: Dibromofluoromethane		102 %	80-120		"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

Page 22 of

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

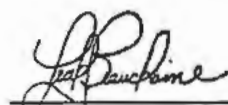
Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B11-7 (T200135-10) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
Benzene	12	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	25	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	47	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	79	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	75	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	410	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B11-7 (T200135-10) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
n-Propylbenzene	110	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		100 %	81-117		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		105 %	74-121		"	"	"	"	
Surrogate: Dibromofluoromethane		114 %	80-120		"	"	"	"	
B12-0.5 (T200135-11) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
Benzene	ND	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar


Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B12-0.5 (T200135-11) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
1,2-Dibromo-3-chloropropane	ND	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	22	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	430	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	72	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

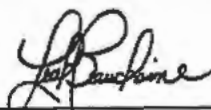
Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B12-0.5 (T200135-11) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
o-Xylene	ND	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
Surrogate: Toluene-d8		99.8 %	81-117		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		98.0 %	74-121		"	"	"	"	
Surrogate: Dibromofluoromethane		102 %	80-120		"	"	"	"	
B212-0.5 (T200135-12) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
Benzene	ND	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	20	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

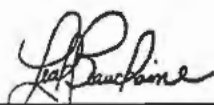
Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B212-0.5 (T200135-12) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
trans-1,3-Dichloropropene	ND	5.0	ug/kg	1	2022002	02/20/02	02/20/02	EPA 8260B	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	16	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	440	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	63	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		100 %	81-117		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		98.0 %	74-121		"	"	"	"	
Surrogate: Dibromofluoromethane		103 %	80-120		"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

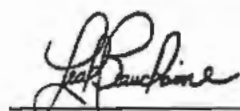
Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B12-5 (T200135-13) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
Benzene	ND	5.0	ug/kg	1	2022002	02/20/02	02/21/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	6.9	5.0	"	"	"	"	"	"	
sec-Butylbenzene	12	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	420	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	150	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	7.7	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	12	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	140	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

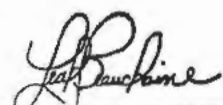
Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B12-5 (T200135-13) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
n-Propylbenzene	12	5.0	ug/kg	1	2022002	02/20/02	02/21/02	EPA 8260B	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	11	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		99.0 %	81-117	"	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		98.2 %	74-121	"	"	"	"	"	
Surrogate: Dibromofluoromethane		106 %	80-120	"	"	"	"	"	
B12-7 (T200135-14) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
Benzene	ND	5.0	ug/kg	1	2022002	02/20/02	02/21/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	35	5.0	"	"	"	"	"	"	
sec-Butylbenzene	57	5.0	"	"	"	"	"	"	
tert-Butylbenzene	8.6	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B12-7 (T200135-14) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
1,2-Dibromo-3-chloropropane	ND	5.0	ug/kg	1	2022002	02/20/02	02/21/02	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	300	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	150	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	24	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	51	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	16	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	400	5.0	"	"	"	"	"	"	
n-Propylbenzene	57	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Tolene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B12-7 (T200135-14) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
o-Xylene	ND	5.0	ug/kg	1	2022002	02/20/02	02/21/02	EPA 8260B	
Surrogate: Toluene-d8		99.0 %	81-117		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		114 %	74-121		"	"	"	"	
Surrogate: Dibromofluoromethane		104 %	80-120		"	"	"	"	
Rinsate 022002 (T200135-15) Water Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
Benzene	ND	5.0	ug/l	1	2022003	02/20/02	02/21/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar


Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Rinsate 022002 (T200135-15) Water Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
trans-1,3-Dichloropropene	ND	5.0	ug/l	1	2022003	02/20/02	02/21/02	EPA 8260B	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		99.8 %	86-115		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		102 %	86-115		"	"	"	"	
Surrogate: Dibromofluoromethane		104 %	86-118		"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/25/02

Conventional Chemistry Parameters by APHA/EPA Methods
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B5-1 (T200135-01) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
pH	8.4		pH Units	1	2022208	02/20/02	02/22/02	EPA 9045B	
B55-1 (T200135-02) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
pH	8.7		pH Units	1	2022208	02/20/02	02/22/02	EPA 9045B	
B5-5 (T200135-03) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
pH	8.1		pH Units	1	2022208	02/20/02	02/22/02	EPA 9045B	
B4-1 (T200135-04) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
pH	7.9		pH Units	1	2022208	02/20/02	02/22/02	EPA 9045B	
B4-5 (T200135-05) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
pH	7.5		pH Units	1	2022208	02/20/02	02/22/02	EPA 9045B	
B3-1.5 (T200135-06) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
pH	7.9		pH Units	1	2022208	02/20/02	02/22/02	EPA 9045B	
B3-5 (T200135-07) Soil Sampled: 02/20/02 00:00 Received: 02/20/02 12:20									
pH	7.6		pH Units	1	2022208	02/20/02	02/22/02	EPA 9045B	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/25/02

Metals by EPA 6010B - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit Units	Spike Level	Source Result	%REC Limit	RPD Limit	Notes
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Batch 2022206 - EPA 3050B

Blank (2022206-BLK1)

Prepared: 02/21/02 Analyzed: 02/22/02

Antimony	ND	2.0 mg/kg
Arsenic	ND	5.0 "
Barium	ND	1.0 "
Beryllium	ND	1.0 "
Cadmium	ND	1.0 "
Chromium	ND	1.0 "
Cobalt	ND	1.0 "
Copper	ND	1.0 "
Lead	ND	1.0 "
Mercury	ND	0.10 "
Molybdenum	ND	1.0 "
Nickel	ND	1.0 "
Selenium	ND	5.0 "
Silver	ND	2.0 "
Thallium	ND	2.0 "
Vanadium	ND	1.0 "
Zinc	ND	1.0 "

LCS (2022206-BS1)

Prepared: 02/21/02 Analyzed: 02/22/02

Arsenic	76.5	5.0 mg/kg	100	76.5	60-125
Barium	87.1	1.0 "	100	87.1	60-125
Cadmium	80.4	1.0 "	100	80.4	60-125
Chromium	86.0	1.0 "	100	86.0	60-125
Lead	78.6	1.0 "	100	78.6	60-125

Matrix Spike (2022206-MS1)

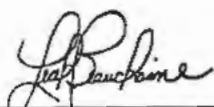
Source: T200134-01

Prepared: 02/21/02 Analyzed: 02/22/02

Arsenic	64.0	5.0 mg/kg	100	ND	64.0	60-125
Barium	110	1.0 "	100	36	74.0	60-125
Cadmium	78.9	1.0 "	100	1.7	77.2	60-125
Chromium	94.4	1.0 "	100	16	78.4	60-125
Lead	83.6	1.0 "	100	6.0	77.6	60-125

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/25/02

Metals by EPA 6010B - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 2022206 - EPA 3050B

Matrix Spike Dup (2022206-MSD1)


Source: T200134-01

Prepared: 02/21/02 Analyzed: 02/22/02

Arsenic	74.3	5.0 mg/kg	100	ND	74.3	60-125	14.9	30	
Barium	126	1.0 "	100	36	90.0	60-125	13.6	30	
Cadmium	91.4	1.0 "	100	1.7	89.7	60-125	14.7	30	
Chromium	113	1.0 "	100	16	97.0	60-125	17.9	30	
Lead	92.8	1.0 "	100	6.0	86.8	60-125	10.4	30	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 2022002 - EPA 5035 Soil MS

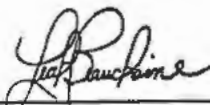
Blank (2022002-BLK1)

Prepared: 02/20/02 Analyzed: 02/22/02

Benzene	ND	5.0 ug/kg
Bromobenzene	ND	5.0 "
Bromochloromethane	ND	5.0 "
Bromodichloromethane	ND	5.0 "
Bromoform	ND	5.0 "
Bromomethane	ND	5.0 "
n-Butylbenzene	ND	5.0 "
sec-Butylbenzene	ND	5.0 "
tert-Butylbenzene	ND	5.0 "
Carbon tetrachloride	ND	5.0 "
Chlorobenzene	ND	5.0 "
Chloroethane	ND	5.0 "
Chloroform	ND	5.0 "
Chloromethane	ND	5.0 "
2-Chlorotoluene	ND	5.0 "
4-Chlorotoluene	ND	5.0 "
Dibromochloromethane	ND	5.0 "
1,2-Dibromo-3-chloropropane	ND	5.0 "
1,2-Dibromoethane (EDB)	ND	5.0 "
Dibromomethane	ND	5.0 "
1,2-Dichlorobenzene	ND	5.0 "
1,3-Dichlorobenzene	ND	5.0 "
1,4-Dichlorobenzene	ND	5.0 "
Dichlorodifluoromethane	ND	5.0 "
1,1-Dichloroethane	ND	5.0 "
1,2-Dichloroethane	ND	5.0 "
1,1-Dichloroethene	ND	5.0 "
cis-1,2-Dichloroethene	ND	5.0 "
trans-1,2-Dichloroethene	ND	5.0 "
1,2-Dichloropropane	ND	5.0 "
1,3-Dichloropropane	ND	5.0 "
2,2-Dichloropropane	ND	5.0 "
1,1-Dichloropropene	ND	5.0 "
cis-1,3-Dichloropropene	ND	5.0 "
trans-1,3-Dichloropropene	ND	5.0 "
Ethylbenzene	ND	5.0 "
Hexachlorobutadiene	ND	5.0 "
Isopropylbenzene	ND	5.0 "

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Notes
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Batch 2022002 - EPA 5035 Soil MS

Blank (2022002-BLK1)

Prepared: 02/20/02 Analyzed: 02/22/02

p-Isopropyltoluene	ND	5.0 ug/kg						
Methylene chloride	ND	5.0 "						
Naphthalene	ND	5.0 "						
n-Propylbenzene	ND	5.0 "						
Styrene	ND	5.0 "						
1,1,2,2-Tetrachloroethane	ND	5.0 "						
1,1,1,2-Tetrachloroethane	ND	5.0 "						
Tetrachloroethene	ND	5.0 "						
Toluene	ND	5.0 "						
1,2,3-Trichlorobenzene	ND	5.0 "						
1,2,4-Trichlorobenzene	ND	5.0 "						
1,1,2-Trichloroethane	ND	5.0 "						
1,1,1-Trichloroethane	ND	5.0 "						
Trichloroethene	ND	5.0 "						
Trichlorofluoromethane	ND	5.0 "						
1,2,3-Trichloropropane	ND	5.0 "						
1,3,5-Trimethylbenzene	ND	5.0 "						
1,2,4-Trimethylbenzene	ND	5.0 "						
Vinyl chloride	ND	5.0 "						
m,p-Xylene	ND	5.0 "						
o-Xylene	ND	5.0 "						
Surrogate: Toluene-d8	39.6	"	40.0		99.0		81-117	
Surrogate: 4-Bromofluorobenzene	39.1	"	40.0		97.8		74-121	
Surrogate: Dibromofluoromethane	40.4	"	40.0		101		80-120	

LCS (2022002-BS1)

Prepared: 02/20/02 Analyzed: 02/21/02

Benzene	110	5.0 ug/kg	100		110		75-125	
Chlorobenzene	100	5.0 "	100		100		75-125	
1,1-Dichloroethene	108	5.0 "	100		108		15-125	
Toluene	105	5.0 "	100		105		75-125	
Trichloroethene	105	5.0 "	100		105		75-125	
Surrogate: Toluene-d8	41.1	"	40.0		103		81-117	
Surrogate: 4-Bromofluorobenzene	40.4	"	40.0		101		74-121	
Surrogate: Dibromofluoromethane	32.4	"	40.0		81.0		80-120	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Notes
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Batch 2022002 - EPA 5035 Soil MS

LCS Dup (2022002-BSD1)

Prepared: 02/20/02 Analyzed: 02/21/02

Benzene	92.2	5.0 ug/kg	100		92.2	75-125	17.6	20
Chlorobenzene	92.7	5.0 "	100		92.7	75-125	7.58	20
1,1-Dichloroethene	125	5.0 "	100		125	15-125	14.6	20
Toluene	95.7	5.0 "	100		95.7	75-125	9.27	20
Trichloroethene	94.5	5.0 "	100		94.5	75-125	10.5	20
Surrogate: Toluene-d8	40.2	"	40.0		100	81-117		
Surrogate: 4-Bromofluorobenzene	40.0	"	40.0		100	74-121		
Surrogate: Dibromofluoromethane	40.9	"	40.0		102	80-120		

Batch 2022003 - EPA 5030 Water MS

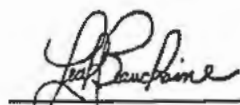
Blank (2022003-BLK1)

Prepared: 02/20/02 Analyzed: 02/21/02

Benzene	ND	5.0 ug/l
Bromobenzene	ND	5.0 "
Bromochloromethane	ND	5.0 "
Bromodichloromethane	ND	5.0 "
Bromoform	ND	5.0 "
Bromomethane	ND	5.0 "
n-Butylbenzene	ND	5.0 "
sec-Butylbenzene	ND	5.0 "
tert-Butylbenzene	ND	5.0 "
Carbon tetrachloride	ND	5.0 "
Chlorobenzene	ND	5.0 "
Chloroethane	ND	5.0 "
Chloroform	ND	5.0 "
Chloromethane	ND	5.0 "
2-Chlorotoluene	ND	5.0 "
4-Chlorotoluene	ND	5.0 "
Dibromochloromethane	ND	5.0 "
1,2-Dibromo-3-chloropropane	ND	5.0 "
1,2-Dibromoethane (EDB)	ND	5.0 "
Dibromomethane	ND	5.0 "
1,2-Dichlorobenzene	ND	5.0 "
1,3-Dichlorobenzene	ND	5.0 "
1,4-Dichlorobenzene	ND	5.0 "
Dichlorodifluoromethane	ND	5.0 "
1,1-Dichloroethane	ND	5.0 "
1,2-Dichloroethane	ND	5.0 "

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Notes
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Batch 2022003 - EPA 5030 Water MS

Blank (2022003-BLK1)

Prepared: 02/20/02 Analyzed: 02/21/02

I, I-Dichloroethene	ND	5.0 ug/l						
cis-1,2-Dichloroethene	ND	5.0 "						
trans-1,2-Dichloroethene	ND	5.0 "						
1,2-Dichloropropane	ND	5.0 "						
1,3-Dichloropropane	ND	5.0 "						
2,2-Dichloropropane	ND	5.0 "						
1,1-Dichloropropene	ND	5.0 "						
cis-1,3-Dichloropropene	ND	5.0 "						
trans-1,3-Dichloropropene	ND	5.0 "						
Ethylbenzene	ND	5.0 "						
Hexachlorobutadiene	ND	5.0 "						
Isopropylbenzene	ND	5.0 "						
p-Isopropyltoluene	ND	5.0 "						
Methylene chloride	ND	5.0 "						
Naphthalene	ND	5.0 "						
n-Propylbenzene	ND	5.0 "						
Styrene	ND	5.0 "						
1,1,2,2-Tetrachloroethane	ND	5.0 "						
1,1,1,2-Tetrachloroethane	ND	5.0 "						
Tetrachloroethene	ND	5.0 "						
Toluene	ND	5.0 "						
1,2,3-Trichlorobenzene	ND	5.0 "						
1,2,4-Trichlorobenzene	ND	5.0 "						
1,1,2-Trichloroethane	ND	5.0 "						
1,1,1-Trichloroethane	ND	5.0 "						
Trichloroethene	ND	5.0 "						
Trichlorofluoromethane	ND	5.0 "						
1,2,3-Trichloropropane	ND	5.0 "						
1,3,5-Trimethylbenzene	ND	5.0 "						
1,2,4-Trimethylbenzene	ND	5.0 "						
Vinyl chloride	ND	5.0 "						
m,p-Xylene	ND	5.0 "						
o-Xylene	ND	5.0 "						
Surrogate: Toluene-d8	39.6	"	40.0		99.0	86-115		
Surrogate: 4-Bromofluorobenzene	39.1	"	40.0		97.8	86-115		
Surrogate: Dibromofluoromethane	40.4	"	40.0		101	86-118		

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/25/02

Volatile Organic Compounds by EPA Method 8260B - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Notes
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Batch 2022003 - EPA 5030 Water MS

Matrix Spike (2022003-MS1) **Source: T200135-15** **Prepared: 02/20/02** **Analyzed: 02/21/02**

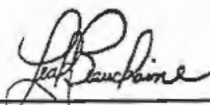
Benzene	109	5.0 ug/l	100	ND	109	75-125		
Chlorobenzene	95.2	5.0 "	100	ND	95.2	75-125		
1,1-Dichloroethene	106	5.0 "	100	ND	106	75-125		
Toluene	98.9	5.0 "	100	ND	98.9	75-125		
Trichloroethene	100	5.0 "	100	ND	100	75-125		
Surrogate: Toluene-d8	40.2	"	40.0		100	86-115		
Surrogate: 4-Bromofluorobenzene	40.2	"	40.0		100	86-115		
Surrogate: Dibromofluoromethane	41.1	"	40.0		103	86-118		

Matrix Spike Dup (2022003-MSD1) **Source: T200135-15** **Prepared: 02/20/02** **Analyzed: 02/21/02**

Benzene	97.4	5.0 ug/l	100	ND	97.4	75-125	11.2	20
Chlorobenzene	88.9	5.0 "	100	ND	88.9	75-125	6.84	20
1,1-Dichloroethene	91.6	5.0 "	100	ND	91.6	75-125	14.6	20
Toluene	93.2	5.0 "	100	ND	93.2	75-125	5.93	20
Trichloroethene	91.9	5.0 "	100	ND	91.9	75-125	8.44	20
Surrogate: Toluene-d8	40.6	"	40.0		102	86-115		
Surrogate: 4-Bromofluorobenzene	40.7	"	40.0		102	86-115		
Surrogate: Dibromofluoromethane	41.9	"	40.0		105	86-118		

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

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911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

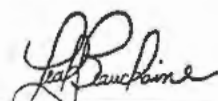
Reported:
2/25/02

Notes and Definitions

DET Analyte DETECTED
ND Analyte NOT DETECTED at or above the reporting limit
NR Not Reported
dry Sample results reported on a dry weight basis
RPD Relative Percent Difference

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar


Reported:
2/27/02

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B10-0.5	T200136-01	Soil	2/21/02	2/21/02
B210-0.5	T200136-02	Soil	2/21/02	2/21/02
B10-5	T200136-03	Soil	2/21/02	2/21/02
B10-10	T200136-04	Soil	2/21/02	2/21/02
B10-20	T200136-06	Soil	2/21/02	2/21/02
B10-30	T200136-08	Soil	2/21/02	2/21/02
B10-GW	T200136-10	Water	2/21/02	2/21/02
Rinsate 022102	T200136-11	Water	2/21/02	2/21/02

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

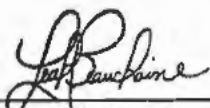
Reported:
2/27/02

Extractable Petroleum Hydrocarbons by 8015
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B10-10 (T200136-04) Soil Sampled: 02/21/02 00:00 Received: 02/21/02 13:39									
C6-C10	ND	10	mg/kg	1	2022205	02/22/02	02/25/02	EPA 8015B	
C10-C28	ND	10	"	"	"	"	"	"	
C28-C40	ND	10	"	"	"	"	"	"	
B10-20 (T200136-06) Soil Sampled: 02/21/02 00:00 Received: 02/21/02 13:39									
C6-C10	410	10	mg/kg	1	2022205	02/22/02	02/25/02	EPA 8015B	
C10-C28	430	10	"	"	"	"	"	"	
C28-C40	ND	10	"	"	"	"	"	"	
B10-30 (T200136-08) Soil Sampled: 02/21/02 00:00 Received: 02/21/02 13:39									
C6-C10	770	10	mg/kg	1	2022205	02/22/02	02/25/02	EPA 8015B	
C10-C28	1500	10	"	"	"	"	"	"	
C28-C40	ND	10	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

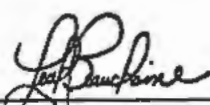
Reported:
2/27/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B10-0.5 (T200136-01) Soil Sampled: 02/21/02 00:00 Received: 02/21/02 13:39									
Benzene	ND	5.0	ug/kg	1	2022203	02/22/02	02/25/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	250	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	22	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/27/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

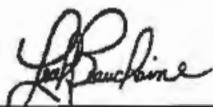
Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B10-0.5 (T200136-01) Soil Sampled: 02/21/02 00:00 Received: 02/21/02 13:39									
n-Propylbenzene	ND	5.0	ug/kg	1	2022203	02/22/02	02/25/02	EPA 8260B	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	96	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		104 %		81-117	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		99.5 %		74-121	"	"	"	"	
Surrogate: Dibromofluoromethane		92.8 %		80-120	"	"	"	"	

B210-0.5 (T200136-02) Soil **Sampled: 02/21/02 00:00** **Received: 02/21/02 13:39**

Benzene	ND	5.0	ug/kg	1	2022203	02/22/02	02/25/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	6.1	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	6.0	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

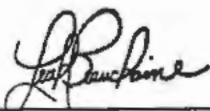
Reported:
2/27/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B210-0.5 (T200136-02) Soil Sampled: 02/21/02 00:00 Received: 02/21/02 13:39									
1,2-Dibromo-3-chloropropane	ND	5.0	ug/kg	1	2022203	02/22/02	02/25/02	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	350	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	28	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	150	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

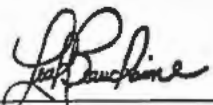
Reported:
2/27/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B210-0.5 (T200136-02) Soil Sampled: 02/21/02 00:00 Received: 02/21/02 13:39									
o-Xylene	ND	5.0	ug/kg	1	2022203	02/22/02	02/25/02	EPA 8260B	
Surrogate: Toluene-d8		106 %	81-117		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		102 %	74-121		"	"	"	"	
Surrogate: Dibromofluoromethane		87.8 %	80-120		"	"	"	"	
B10-5 (T200136-03) Soil Sampled: 02/21/02 00:00 Received: 02/21/02 13:39									
Benzene	ND	5.0	ug/kg	1	2022203	02/22/02	02/22/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	14	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	18	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	280	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	39	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/27/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B10-5 (T200136-03) Soil Sampled: 02/21/02 00:00 Received: 02/21/02 13:39									
trans-1,3-Dichloropropene	ND	5.0	ug/kg	1	2022203	02/22/02	02/22/02	EPA 8260B	
Ethylbenzene	78	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	31	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	92	5.0	"	"	"	"	"	"	
n-Propylbenzene	45	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	55	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	300	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		102 %		81-117	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		99.5 %		74-121	"	"	"	"	
Surrogate: Dibromofluoromethane		104 %		80-120	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

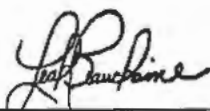
Reported:
2/27/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B10-10 (T200136-04) Soil Sampled: 02/21/02 00:00 Received: 02/21/02 13:39									
Benzene	ND	5.0	ug/kg	1	2022203	02/22/02	02/22/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	16	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

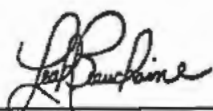
Reported:
2/27/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B10-10 (T200136-04) Soil Sampled: 02/21/02 00:00 Received: 02/21/02 13:39									
n-Propylbenzene	ND	5.0	ug/kg	1	2022203	02/22/02	02/22/02	EPA 8260B	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		98.0 %		81-117	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		94.2 %		74-121	"	"	"	"	
Surrogate: Dibromofluoromethane		81.2 %		80-120	"	"	"	"	
B10-20 (T200136-06) Soil Sampled: 02/21/02 00:00 Received: 02/21/02 13:39									
Benzene	ND	5.0	ug/kg	1	2022203	02/22/02	02/22/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	20	5.0	"	"	"	"	"	"	
sec-Butylbenzene	26	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/27/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B10-20 (T200136-06) Soil Sampled: 02/21/02 00:00 Received: 02/21/02 13:39									
1,2-Dibromo-3-chloropropane	ND	5.0	ug/kg	1	2022203	02/22/02	02/22/02	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	6.1	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	21	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	41	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	36	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	300	5.0	"	"	"	"	"	"	
n-Propylbenzene	51	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	95	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	410	5.0	"	"	"	"	"	"	
Vinyl chloride	7.6	5.0	"	"	"	"	"	"	
m,p-Xylene	230	5.0	"	"	"	"	"	"	

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/27/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B10-20 (T200136-06) Soil Sampled: 02/21/02 00:00 Received: 02/21/02 13:39									
o-Xylene	10	5.0	ug/kg	1	2022203	02/22/02	02/22/02	EPA 8260B	
Surrogate: Toluene-d8		94.5 %	81-117		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		120 %	74-121		"	"	"	"	
Surrogate: Dibromofluoromethane		114 %	80-120		"	"	"	"	
B10-30 (T200136-08) Soil Sampled: 02/21/02 00:00 Received: 02/21/02 13:39									
Benzene	ND	5.0	ug/kg	1	2022203	02/22/02	02/22/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	25	5.0	"	"	"	"	"	"	
sec-Butylbenzene	100	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

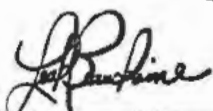
Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/27/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B10-30 (T200136-08) Soil Sampled: 02/21/02 00:00 Received: 02/21/02 13:39									
trans-1,3-Dichloropropene	ND	5.0	ug/kg	1	2022203	02/22/02	02/22/02	EPA 8260B	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	210	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	780	5.0	"	"	"	"	"	"	
n-Propylbenzene	270	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		92.0 %	81-117		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		170 %	74-121		"	"	"	"	S-HI
Surrogate: Dibromofluoromethane		112 %	80-120		"	"	"	"	

SunStar Laboratories, Inc.



Leah Beauchaine, Project Manager

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URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

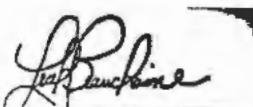
Reported:
2/27/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B10-GW (T200136-10) Water Sampled: 02/21/02 00:00 Received: 02/21/02 13:39									
Benzene	ND	5.0	ug/l	1	2022202	02/22/02	02/25/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	73	5.0	"	"	"	"	"	"	
tert-Butylbenzene	9.4	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromo-3-chloropropane	ND	5.0	"	"	"	"	"	"	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	150	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	47	5.0	"	"	"	"	"	"	

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/27/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

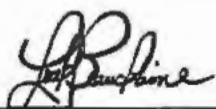
Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
B10-GW (T200136-10) Water Sampled: 02/21/02 00:00 Received: 02/21/02 13:39									
n-Propylbenzene	72	5.0	ug/l	1	2022202	02/22/02	02/25/02	EPA 8260B	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	69	5.0	"	"	"	"	"	"	
m,p-Xylene	ND	5.0	"	"	"	"	"	"	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		100 %		86-115	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		115 %		86-115	"	"	"	"	
Surrogate: Dibromofluoromethane		99.8 %		86-118	"	"	"	"	

Rinsate 022102 (T200136-11) Water Sampled: 02/21/02 00:00 Received: 02/21/02 13:39

Benzene	ND	5.0	ug/l	1	2022202	02/22/02	02/22/02	EPA 8260B	
Bromobenzene	ND	5.0	"	"	"	"	"	"	
Bromochloromethane	ND	5.0	"	"	"	"	"	"	
Bromodichloromethane	ND	5.0	"	"	"	"	"	"	
Bromoform	ND	5.0	"	"	"	"	"	"	
Bromomethane	ND	5.0	"	"	"	"	"	"	
n-Butylbenzene	ND	5.0	"	"	"	"	"	"	
sec-Butylbenzene	ND	5.0	"	"	"	"	"	"	
tert-Butylbenzene	ND	5.0	"	"	"	"	"	"	
Carbon tetrachloride	ND	5.0	"	"	"	"	"	"	
Chlorobenzene	ND	5.0	"	"	"	"	"	"	
Chloroethane	ND	5.0	"	"	"	"	"	"	
Chloroform	ND	5.0	"	"	"	"	"	"	
Chloromethane	ND	5.0	"	"	"	"	"	"	
2-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
4-Chlorotoluene	ND	5.0	"	"	"	"	"	"	
Dibromochloromethane	ND	5.0	"	"	"	"	"	"	

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

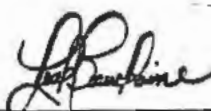
Reported:
2/27/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Rinsate 022102 (T200136-11) Water Sampled: 02/21/02 00:00 Received: 02/21/02 13:39									
1,2-Dibromo-3-chloropropane	ND	5.0	ug/l	1	2022202	02/22/02	02/22/02	EPA 8260B	
1,2-Dibromoethane (EDB)	ND	5.0	"	"	"	"	"	"	
Dibromomethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,3-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,4-Dichlorobenzene	ND	5.0	"	"	"	"	"	"	
Dichlorodifluoromethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,2-Dichloroethane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloroethene	ND	5.0	"	"	"	"	"	"	
cis-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
trans-1,2-Dichloroethene	ND	5.0	"	"	"	"	"	"	
1,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,3-Dichloropropane	ND	5.0	"	"	"	"	"	"	
2,2-Dichloropropane	ND	5.0	"	"	"	"	"	"	
1,1-Dichloropropene	ND	5.0	"	"	"	"	"	"	
cis-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
trans-1,3-Dichloropropene	ND	5.0	"	"	"	"	"	"	
Ethylbenzene	ND	5.0	"	"	"	"	"	"	
Hexachlorobutadiene	ND	5.0	"	"	"	"	"	"	
Isopropylbenzene	ND	5.0	"	"	"	"	"	"	
p-Isopropyltoluene	ND	5.0	"	"	"	"	"	"	
Methylene chloride	ND	5.0	"	"	"	"	"	"	
Naphthalene	ND	5.0	"	"	"	"	"	"	
n-Propylbenzene	ND	5.0	"	"	"	"	"	"	
Styrene	ND	5.0	"	"	"	"	"	"	
1,1,2,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1,2-Tetrachloroethane	ND	5.0	"	"	"	"	"	"	
Tetrachloroethene	ND	5.0	"	"	"	"	"	"	
Toluene	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trichlorobenzene	ND	5.0	"	"	"	"	"	"	
1,1,2-Trichloroethane	ND	5.0	"	"	"	"	"	"	
1,1,1-Trichloroethane	ND	5.0	"	"	"	"	"	"	
Trichloroethene	ND	5.0	"	"	"	"	"	"	
Trichlorofluoromethane	ND	5.0	"	"	"	"	"	"	
1,2,3-Trichloropropane	ND	5.0	"	"	"	"	"	"	
1,3,5-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
1,2,4-Trimethylbenzene	ND	5.0	"	"	"	"	"	"	
Vinyl chloride	ND	5.0	"	"	"	"	"	"	

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URS Corporation
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Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

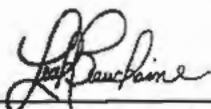
Reported:
2/27/02

Volatile Organic Compounds by EPA Method 8260B
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Rinsate 022102 (T200136-11) Water Sampled: 02/21/02 00:00 Received: 02/21/02 13:39									
m,p-Xylene	ND	5.0	ug/l	1	2022202	02/22/02	02/22/02	EPA 8260B	
o-Xylene	ND	5.0	"	"	"	"	"	"	
Surrogate: Toluene-d8		99.5 %		86-115	"	"	"	"	
Surrogate: 4-Bromofluorobenzene		102 %		86-115	"	"	"	"	
Surrogate: Dibromofluoromethane		101 %		86-118	"	"	"	"	

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/27/02

Extractable Petroleum Hydrocarbons by 8015 - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Notes
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Batch 2022205 - EPA 3550B

Blank (2022205-BLK1)

Prepared: 02/22/02 Analyzed: 02/25/02

C6-C10	ND	10 mg/kg						
C10-C28	ND	10 "						
C28-C40	ND	10 "						

Matrix Spike (2022205-MS1)

Source: T200136-08

Prepared: 02/22/02 Analyzed: 02/25/02

C10-C28	2000	10 mg/kg		1500	75-125			
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Matrix Spike Dup (2022205-MSD1)


Source: T200136-08

Prepared: 02/22/02 Analyzed: 02/25/02

C10-C28	2000	10 mg/kg		1500	75-125	0.0	20	
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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/27/02

Volatile Organic Compounds by EPA Method 8260B - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Notes
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Batch 2022202 - EPA 5030 Water MS

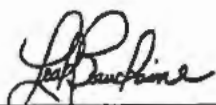
Blank (2022202-BLK1)

Prepared & Analyzed: 02/22/02

Benzene	ND	5.0 ug/l
Bromobenzene	ND	5.0 "
Bromochloromethane	ND	5.0 "
Bromodichloromethane	ND	5.0 "
Bromoform	ND	5.0 "
Bromomethane	ND	5.0 "
n-Butylbenzene	ND	5.0 "
sec-Butylbenzene	ND	5.0 "
tert-Butylbenzene	ND	5.0 "
Carbon tetrachloride	ND	5.0 "
Chlorobenzene	ND	5.0 "
Chloroethane	ND	5.0 "
Chloroform	ND	5.0 "
Chloromethane	ND	5.0 "
2-Chlorotoluene	ND	5.0 "
4-Chlorotoluene	ND	5.0 "
Dibromochloromethane	ND	5.0 "
1,2-Dibromo-3-chloropropane	ND	5.0 "
1,2-Dibromoethane (EDB)	ND	5.0 "
Dibromomethane	ND	5.0 "
1,2-Dichlorobenzene	ND	5.0 "
1,3-Dichlorobenzene	ND	5.0 "
1,4-Dichlorobenzene	ND	5.0 "
Dichlorodifluoromethane	ND	5.0 "
1,1-Dichloroethane	ND	5.0 "
1,2-Dichloroethane	ND	5.0 "
1,1-Dichloroethene	ND	5.0 "
cis-1,2-Dichloroethene	ND	5.0 "
trans-1,2-Dichloroethene	ND	5.0 "
1,2-Dichloropropane	ND	5.0 "
1,3-Dichloropropane	ND	5.0 "
2,2-Dichloropropane	ND	5.0 "
1,1-Dichloropropene	ND	5.0 "
cis-1,3-Dichloropropene	ND	5.0 "
trans-1,3-Dichloropropene	ND	5.0 "
Ethylbenzene	ND	5.0 "
Hexachlorobutadiene	ND	5.0 "
Isopropylbenzene	ND	5.0 "

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/27/02

Volatile Organic Compounds by EPA Method 8260B - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Notes
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Batch 2022202 - EPA 5030 Water MS

Blank (2022202-BLK1)

Prepared & Analyzed: 02/22/02

p-Isopropyltoluene	ND	5.0 ug/l						
Methylene chloride	ND	5.0 "						
Naphthalene	ND	5.0 "						
n-Propylbenzene	ND	5.0 "						
Styrene	ND	5.0 "						
1,1,2,2-Tetrachloroethane	ND	5.0 "						
1,1,1,2-Tetrachloroethane	ND	5.0 "						
Tetrachloroethene	ND	5.0 "						
Toluene	ND	5.0 "						
1,2,3-Trichlorobenzene	ND	5.0 "						
1,2,4-Trichlorobenzene	ND	5.0 "						
1,1,2-Trichloroethane	ND	5.0 "						
1,1,1-Trichloroethane	ND	5.0 "						
Trichloroethene	ND	5.0 "						
Trichlorofluoromethane	ND	5.0 "						
1,2,3-Trichloropropane	ND	5.0 "						
1,3,5-Trimethylbenzene	ND	5.0 "						
1,2,4-Trimethylbenzene	ND	5.0 "						
Vinyl chloride	ND	5.0 "						
m,p-Xylene	ND	5.0 "						
o-Xylene	ND	5.0 "						
Surrogate: Toluene-d8	41.9	"	40.0		105	86-115		
Surrogate: 4-Bromofluorobenzene	39.7	"	40.0		99.2	86-115		
Surrogate: Dibromofluoromethane	37.9	"	40.0		94.8	86-118		

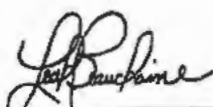
LCS (2022202-BS1)

Prepared & Analyzed: 02/22/02

Benzene	104	5.0 ug/l	100		104	75-125		
Chlorobenzene	86.5	5.0 "	100		86.5	75-125		
1,1-Dichloroethene	112	5.0 "	100		112	15-125		
Toluene	95.2	5.0 "	100		95.2	75-125		
Trichloroethene	95.4	5.0 "	100		95.4	75-125		
Surrogate: Toluene-d8	40.8	"	40.0		102	86-115		
Surrogate: 4-Bromofluorobenzene	40.3	"	40.0		101	86-115		
Surrogate: Dibromofluoromethane	41.9	"	40.0		105	86-118		

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/27/02

Volatile Organic Compounds by EPA Method 8260B - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 2022202 - EPA 5030 Water MS

Matrix Spike (2022202-MS1)	Source: T200136-11		Prepared & Analyzed: 02/22/02						
Benzene	110	5.0 ug/l	100	ND	110	75-125			
Chlorobenzene	103	5.0 "	100	ND	103	75-125			
1,1-Dichloroethene	124	5.0 "	100	ND	124	75-125			
Toluene	103	5.0 "	100	ND	103	75-125			
Trichloroethene	104	5.0 "	100	ND	104	75-125			
Surrogate: Toluene-d8	39.7	"	40.0		99.2	86-115			
Surrogate: 4-Bromofluorobenzene	38.4	"	40.0		96.0	86-115			
Surrogate: Dibromofluoromethane	38.7	"	40.0		96.8	86-118			

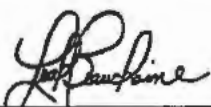
Matrix Spike Dup (2022202-MSD1)	Source: T200136-11		Prepared & Analyzed: 02/22/02						
Benzene	101	5.0 ug/l	100	ND	101	75-125	8.53	20	
Chlorobenzene	104	5.0 "	100	ND	104	75-125	0.966	20	
1,1-Dichloroethene	122	5.0 "	100	ND	122	75-125	1.63	20	
Toluene	100	5.0 "	100	ND	100	75-125	2.96	20	
Trichloroethene	96.5	5.0 "	100	ND	96.5	75-125	7.48	20	
Surrogate: Toluene-d8	39.8	"	40.0		99.5	86-115			
Surrogate: 4-Bromofluorobenzene	39.1	"	40.0		97.8	86-115			
Surrogate: Dibromofluoromethane	40.2	"	40.0		100	86-118			

Batch 2022203 - EPA 5035 Soil MS

Blank (2022203-BLK1)	Prepared: 02/22/02 Analyzed: 02/25/02								
Benzene	ND	5.0 ug/kg							
Bromobenzene	ND	5.0 "							
Bromochloromethane	ND	5.0 "							
Bromodichloromethane	ND	5.0 "							
Bromoform	ND	5.0 "							
Bromomethane	ND	5.0 "							
n-Butylbenzene	ND	5.0 "							
sec-Butylbenzene	ND	5.0 "							
tert-Butylbenzene	ND	5.0 "							
Carbon tetrachloride	ND	5.0 "							
Chlorobenzene	ND	5.0 "							
Chloroethane	ND	5.0 "							
Chloroform	ND	5.0 "							
Chloromethane	ND	5.0 "							
2-Chlorotoluene	ND	5.0 "							
4-Chlorotoluene	ND	5.0 "							

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/27/02

Volatile Organic Compounds by EPA Method 8260B - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Notes
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Batch 2022203 - EPA 5035 Soil MS

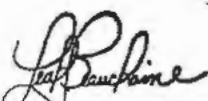
Blank (2022203-BLK1)

Prepared: 02/22/02 Analyzed: 02/25/02

Dibromochloromethane	ND	5.0 ug/kg
1,2-Dibromo-3-chloropropane	ND	5.0 "
1,2-Dibromoethane (EDB)	ND	5.0 "
Dibromomethane	ND	5.0 "
1,2-Dichlorobenzene	ND	5.0 "
1,3-Dichlorobenzene	ND	5.0 "
1,4-Dichlorobenzene	ND	5.0 "
Dichlorodifluoromethane	ND	5.0 "
1,1-Dichloroethane	ND	5.0 "
1,2-Dichloroethane	ND	5.0 "
1,1-Dichloroethene	ND	5.0 "
cis-1,2-Dichloroethene	ND	5.0 "
trans-1,2-Dichloroethene	ND	5.0 "
1,2-Dichloropropane	ND	5.0 "
1,3-Dichloropropane	ND	5.0 "
2,2-Dichloropropane	ND	5.0 "
1,1-Dichloropropene	ND	5.0 "
cis-1,3-Dichloropropene	ND	5.0 "
trans-1,3-Dichloropropene	ND	5.0 "
Ethylbenzene	ND	5.0 "
Hexachlorobutadiene	ND	5.0 "
Isopropylbenzene	ND	5.0 "
p-Isopropyltoluene	ND	5.0 "
Methylene chloride	ND	5.0 "
Naphthalene	ND	5.0 "
n-Propylbenzene	ND	5.0 "
Styrene	ND	5.0 "
1,1,2,2-Tetrachloroethane	ND	5.0 "
1,1,1,2-Tetrachloroethane	ND	5.0 "
Tetrachloroethene	ND	5.0 "
Toluene	ND	5.0 "
1,2,3-Trichlorobenzene	ND	5.0 "
1,2,4-Trichlorobenzene	ND	5.0 "
1,1,2-Trichloroethane	ND	5.0 "
1,1,1-Trichloroethane	ND	5.0 "
Trichloroethene	ND	5.0 "
Trichlorofluoromethane	ND	5.0 "
1,2,3-Trichloropropane	ND	5.0 "

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

Reported:
2/27/02

Volatile Organic Compounds by EPA Method 8260B - Quality Control
SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit Units	Spike Level	Source Result	%REC Limits	RPD	RPD Limit	Notes
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Batch 2022203 - EPA 5035 Soil MS

Blank (2022203-BLK1)

Prepared: 02/22/02 Analyzed: 02/25/02

1,3,5-Trimethylbenzene	ND	5.0 ug/kg						
1,2,4-Trimethylbenzene	ND	5.0 "						
Vinyl chloride	ND	5.0 "						
m,p-Xylene	ND	5.0 "						
o-Xylene	ND	5.0 "						
Surrogate: Toluene-d8	41.9	"	40.0		105	81-117		
Surrogate: 4-Bromofluorobenzene	39.7	"	40.0		99.2	74-121		
Surrogate: Dibromofluoromethane	37.9	"	40.0		94.8	80-120		

LCS (2022203-BS1)

Prepared: 02/22/02 Analyzed: 02/25/02

Benzene	104	5.0 ug/kg	100		104	75-125		
Chlorobenzene	86.5	5.0 "	100		86.5	75-125		
1,1-Dichloroethene	112	5.0 "	100		112	15-125		
Toluene	95.2	5.0 "	100		95.2	75-125		
Trichloroethene	95.4	5.0 "	100		95.4	75-125		
Surrogate: Toluene-d8	40.8	"	40.0		102	81-117		
Surrogate: 4-Bromofluorobenzene	40.3	"	40.0		101	74-121		
Surrogate: Dibromofluoromethane	41.9	"	40.0		105	80-120		

LCS Dup (2022203-BSD1)

Prepared: 02/22/02 Analyzed: 02/25/02

Benzene	101	5.0 ug/kg	100		101	75-125	2.93	20
Chlorobenzene	98.3	5.0 "	100		98.3	75-125	12.8	20
1,1-Dichloroethene	101	5.0 "	100		101	15-125	10.3	20
Toluene	96.3	5.0 "	100		96.3	75-125	1.15	20
Trichloroethene	94.7	5.0 "	100		94.7	75-125	0.736	20
Surrogate: Toluene-d8	38.8	"	40.0		97.0	81-117		
Surrogate: 4-Bromofluorobenzene	38.8	"	40.0		97.0	74-121		
Surrogate: Dibromofluoromethane	40.1	"	40.0		100	80-120		

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager

URS Corporation
911 Wilshire Boulevard
Los Angeles CA, 90017

Project: Associated Plating
Project Number: 59-00115133.01
Project Manager: Mauricio Escobar

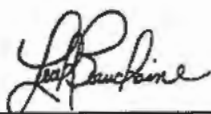
Reported:
2/27/02

Notes and Definitions

S-HI High surrogate recovery was confirmed as a matrix effect by a second analysis.
DET Analyte DETECTED
ND Analyte NOT DETECTED at or above the reporting limit
NR Not Reported
dry Sample results reported on a dry weight basis
RPD Relative Percent Difference

SunStar Laboratories, Inc.

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Leah Beauchaine, Project Manager



Del Mar Analytical

2852 Allon Ave., Irvine, CA 92606
1014 E. Cooley Dr., Suite A, Colton, CA 92324
16525 Sherman Way, Suite C-11, Van Nuys, CA 92406
9484 Chesapeake Dr., Suite 805, San Diego, CA 92123
9830 South 51st St., Suite B-120, Phoenix, AZ 85044

(949) 261-1022 FAX (949) 261-1228
(909) 370-4667 FAX (909) 370-1046
(818) 779-1844 FAX (818) 779-1843
(858) 505-9596 FAX (858) 505-9589
(480) 785-0043 FAX (480) 785-0851

LABORATORY REPORT

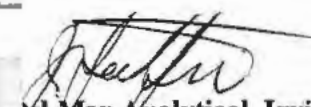
Prepared For: SunStar Laboratories
3002 Dow Avenue, Suite 406
Tustin, CA 92780

Attention: John Shepler
Project: Associated Plating

Sampled: 11/01/01
Received: 11/02/01
Reported: 11/09/01

*This laboratory report is confidential and is intended for the sole use of
Del Mar Analytical and its client. This entire report was reviewed and approved for release.*

CA ELAP Certificate #1197
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Del Mar Analytical, Irvine
Jim Hatfield
Project Manager

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IKK0099 <Page 1 of 5>

SunStar Laboratories
 3002 Dow Avenue, Suite 406
 Tustin, CA 92780
 Attention: John Shepler

Project ID: Associated Plating

Report Number: IKK0099

Sampled: 11/01/01
 Received: 11/02/01

INORGANICS

Analyte	Method	Batch	Reporting Limit mg/kg	Sample Result mg/kg	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IKK0099-01 (BG3-0.5' - Soil)								
Total Cyanide	EPA 9014	11K0748	0.50	ND	1	11/7/01	11/8/01	
Sample ID: IKK0099-02 (BG3-5' - Soil)								
Total Cyanide	EPA 9014	11K0748	0.50	ND	1	11/7/01	11/8/01	
Sample ID: IKK0099-03 (BG3-10' - Soil)								
Total Cyanide	EPA 9014	11K0748	0.50	ND	1	11/7/01	11/8/01	
Sample ID: IKK0099-04 (BG2-0.5' - Soil)								
Total Cyanide	EPA 9014	11K0748	0.50	ND	1	11/7/01	11/8/01	
Sample ID: IKK0099-05 (BG2-5' - Soil)								
Total Cyanide	EPA 9014	11K0748	0.50	ND	1	11/7/01	11/8/01	
Sample ID: IKK0099-06 (BG2-9' - Soil)								
Total Cyanide	EPA 9014	11K0748	0.50	ND	1	11/7/01	11/8/01	
Sample ID: IKK0099-07 (BG1-0.5' - Soil)								
Total Cyanide	EPA 9014	11K0748	0.50	ND	1	11/7/01	11/8/01	
Sample ID: IKK0099-08 (BG1-5' - Soil)								
Total Cyanide	EPA 9014	11K0748	0.50	ND	1	11/7/01	11/8/01	

Del Mar Analytical, Irvine
 Jim Hatfield
 Project Manager

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IKK0099 <Page 2 of 5>



SunStar Laboratories
3002 Dow Avenue, Suite 406
Tustin, CA 92780
Attention: John Shepler

Project ID: Associated Plating

Report Number: IKK0099

Sampled: 11/01/01

Received: 11/02/01

INORGANICS

Analyte	Method	Batch	Reporting Limit mg/kg	Sample Result mg/kg	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IKK0099-09 (B1-0.5' - Soil)								
Total Cyanide	EPA 9014	11K0748	0.50	ND	1	11/7/01	11/8/01	
Sample ID: IKK0099-10 (B1-5' - Soil)								
Total Cyanide	EPA 9014	11K0748	0.50	ND	1	11/7/01	11/8/01	

Del Mar Analytical, Irvine
Jim Hatfield
Project Manager

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IKK0099 <Page 3 of 5>



SunStar Laboratories
3002 Dow Avenue, Suite 406
Tustin, CA 92780
Attention: John Shepler

Project ID: Associated Plating
Report Number: IKK0099

Sampled: 11/01/01
Received: 11/02/01

METHOD BLANK/QC DATA

INORGANICS

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC %REC	Limit Limits	RPD RPD	RPD Limit	Data Qualifiers
Batch: I1K0748 Extracted: 11/07/01										
Blank Analyzed: 11/08/01 (I1K0748-BLK1)										
Total Cyanide	ND	0.50	mg/kg							
LCS Analyzed: 11/08/01 (I1K0748-BS1)										
Total Cyanide	10.0	0.50	mg/kg	10.0		100	85-115			
Matrix Spike Analyzed: 11/08/01 (I1K0748-MS1)										
Total Cyanide	9.55	0.50	mg/kg	10.0	ND	94.5	70-115			
Matrix Spike Dup Analyzed: 11/08/01 (I1K0748-MSD1)										
Total Cyanide	9.45	0.50	mg/kg	10.0	ND	93.5	70-115	1.05	15	

Del Mar Analytical, Irvine
Jim Hatfield
Project Manager

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IKK0099 <Page 4 of 5>



Del Mar Analytical

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16525 Sherman Way, Suite C-11, Van Nuys, CA 92406 (818) 779-1844 FAX (818) 779-1843
9484 Chesapeake Dr., Suite 805, San Diego, CA 92123 (858) 505-9596 FAX (858) 505-9689
9830 South 51st St., Suite B-120, Phoenix, AZ 85044 (480) 785-0043 FAX (480) 785-0851

SunStar Laboratories
3002 Dow Avenue, Suite 406
Tustin, CA 92780
Attention: John Shepler

Project ID: Associated Plating

Report Number: IKK0099

Sampled: 11/01/01
Received: 11/02/01

DATA QUALIFIERS AND DEFINITIONS

ND Analyte NOT DETECTED at or above the reporting limit or MDL, if MDL is specified.
NR Not reported.
RPD Relative Percent Difference

Del Mar Analytical, Irvine
Jim Hatfield
Project Manager

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IKK0099 <Page 5 of 5>

CHAIN-OF-CUSTODY RECORD

WHITE COPY-Original (Accompanies Samples) YELLOW COPY-Collector PINK COPY-Project Manager

Boring or Well Number	Sample Number	Depth	Time	Sample Type	Container Type	ANALYSES														FIELD NOTES:			Total Number Of Containers	Laboratory Note Number			
						VOA 601/8010	VOA 802/8020	VOA 824/8240	Semi Vol 825/8240	TPH 418.1	TPH 8015 (M) Check	TITLE 22 METALS	WET Test	PNA 610/8100	PESTICIDES 8080	HEX CHROME	ORGANIC LEAD	TCLP	PH 924/9245						ASBESTOS	VOA 826/8260	CHLORIDE 910
B63	1	0.5'	0715	Soil	(3) Enviro / kerat						X	X						X		X	X					3/1	01
	2	5'	0730								X	X						X		X	X					3/1	02
	3	10'	0750								X	X						X		X	X			Hydrocarbon Spill			03
B62	4	0.5'	0755								X	X						X		X	X						04
	5	5'	0805								X	X						X		X	X						05
	6	9'	0815								X	X						X		X	X			Hydrocarbon Spill			06
B61	7	0.5'	0845								X	X						X		X	X						07
	8	5'	0855								X	X						X		X	X						08
B69	9	0.5'	0920								X							X		X				Hydrocarbon Spill			09
	10	5'	0930								X							X		X				" "			10
B31	11	0.5'	0945								X	X						X		X	X			" "			11
	12	5'	0955								X	X						X		X	X			" "			12
B32	13	0.5'	1020								X	X						X		X				" "			13
	14	5'	1030								X	X						X		X				" "			14
B38	15	0.5'	1040								X	X						X		X				" "			15
B37	16	5'	1445								X	X						X		X				" "			16
	17	0.5'	1510								X							X		X				" "			17
	18	5'	1520								X							X		X				" "			18

RELINQUISHED BY: (Signature) DATE/TIME RECEIVED BY: (Signature)
 RELINQUISHED BY: (Signature) DATE/TIME RECEIVED BY: (Signature)
 RELINQUISHED BY: (Signature) DATE/TIME RECEIVED BY: (Signature)

LABORATORY NOTES:

Boring IDENTIFICATIONS PREPARED BY URS-AP-

ANALYTICAL LABORATORY: SUNSHINE LABORATORIES
 LABORATORY CONTACT: JOHN SITEREN
 URS CONTACT: M. ESCOBAR PHONE: 213-996-2454

LAB 01080785
 JOB NO: 59-00115133.01 TASK No. 00004 SHEET 1 OF 2
 PROJECT: Associated PLATING
 LOCATION: SANTA FE SPRINGS
 COLLECTOR: M. ESCOBAR DATE OF COLLECTION 11/1/01



911 Wilshire Boulevard, Suite 700
 Los Angeles, California 90017
 (213) 996-2200 Fax (213) 996-2456

WHITE COPY—Original (Accompanies Samples) **YELLOW COPY**—Collector **PINK COPY**—Project Manager

F-144.1

Sample disposal instructions: Disposal @ \$2.00 each _____ Return to client _____ Pickup _____

Vironex Inc.
3002 Dow Ave, Ste. 406
Tustin, CA 92780
1-800-847-6639

Chain of Custody Record

T200136

Client: URS-Los Angeles office
Address: 911 Wilshire Blvd.
Phone: (213) 996-2200 Fax: (213) 996-2456
Project Manager: Mauricio Escobar

Date: 2/21/02 Page: 1 Of 1
Project Name: Associated Plating
Collector: JSD Client Project #: 900
Batch #: _____ Proposal #: Verbal between John Shepler & Mauricio Escobar

Sample ID	Date Sampled	Time	Sample Type	Container Type	EPA 8010	EPA 8020	EPA 8260 B/5035	EPA 8270	EPA 418.1	EPA 8015M (gasoline)	EPA 8015M (diesel)	EPA 6010/7000 RCRA (8) Metals	EPA 6010/7000 Title 22 Metals	8015M Carboxy Chain Full Range	Laboratory ID #	Preservative	Comments	Total # of containers	
B10-05	2/21/02	0810	Soil	Encore			✓								01		Stained, vapors	3	
B210-05		0825		I			✓								02		Stained, vapors	3	
B10-5		0840		I			✓								03		Stained, vapors	3	
B10-0		0935		Encore + Stain			✓							✓	04			4	
B10-15		0940		I											05		HOLD	4	
B10-20		0950		I			✓							✓	06		Staining, vapors	4	
B10-25		0955		I			✓							✓	07		HOLD	4	
B10-30		1005		I			✓							✓	08		Staining, vapors	4	
B10-35		1025		I											09		HOLD	4	
B10-40 B10-60		1100	H ₂ O	VOA (40 ml)			✓								10		No TPH analysis, turbid	3	
B10-45 B10-65		1130	H ₂ O	I			✓								11			3	
Relinquished by: (signature) _____ Date / Time _____					Received by: (signature) _____ Date / Time _____					Total # of containers <u>34</u>					Notes				
Relinquished by: (signature) _____ Date / Time _____					Received by: (signature) _____ Date / Time _____					Chain of Custody seals Y/N <u>NA</u>					Please use previously agreed pricing (e.g. 8260 B/5035 = \$95). Call Mauricio Escobar to confirm charges prior to invoicing to assure prompt processing & payment by URS.				
Relinquished by: (signature) <u>John Shepler</u> Date / Time <u>2/21/02 - 1205</u>					Received by: (signature) <u>[Signature]</u> Date / Time <u>2/21/02 1205</u>					Seals intact? Y/N <u>NA</u>									
										Received good condition/cold <u>NA</u>									
Sample disposal instructions: Disposal @ \$2.00 each _____					Return to client _____					Turn around time: <u>Standard</u>									

